



## *Report to the Auburn City Council*

Action Item

9

Agenda Item No.

City Manager's Approval

**To:** Mayor and City Council Members  
**From:** Reg Murray, Senior Planner *RM*  
**Date:** August 12, 2013  
**Subject:** Ordinance Amendment – Emergency Shelters (File 301.3(bb))

### **The Issue**

Should the City Council: 1) direct staff to finalize an ordinance amendment for Emergency Shelters and Transitional and Supportive Housing; and 2) identify specific areas where homeless shelters will be permitted by right?

### **Recommended Motion**

- A. By Motion, direct staff to finalize an ordinance amendment for Emergency Shelters and Transitional and Supportive Housing, and prepare all necessary accompanying entitlements for the zone(s) and/or locations identified by City Council.

### **Background**

On July 22, 2013, the Auburn City Council considered a proposed ordinance amendment intended to satisfy the City's compliance with the requirements of Senate Bill 2 (SB 2) as it relates to establishing zoning for emergency shelters. The proposed ordinance amendment would have established the Emergency Shelter (ES) overlay zone district and included standards for both permanent and temporary shelters. Council also considered Rezone entitlements for two potential locations for the ES overlay, one location on Nevada Street and a second location on Wall Street.

After receiving public comment on the proposed ordinance amendment as well as both overlay areas, the Auburn City Council denied the Rezone entitlements for both the Nevada Street and Wall Street locations and tabled discussion on the overlay ordinance. Council also continued discussion of the emergency shelter issue and its consideration of site options to the meeting of August 12, 2013 and asked staff to provide information on various options.

During the July 22<sup>nd</sup> hearing, Council suggested the idea of conducting a public tour of various areas in the City. On July 29<sup>th</sup>, the City Council conducted a bus tour with staff and members of the public. The tour traveled to several locations throughout the City including Sacramento Street, Borland Avenue, Auburn Ravine Road, Highway 49, and Nevada Street. A copy of the tour itinerary with maps is included as [Attachment 1](#).

**Analysis**

Provided below is a summary of prior alternatives and information considered by the Auburn City Council, as well as new information that may be useful in its consideration of the homeless shelter issue:

**A. Multi-jurisdictional Approach**

The City Council first considered the emergency shelter issue on April 8, 2013. During that hearing, the Council expressed their opinion that the homeless issue should be addressed on a regional basis and directed staff to contact Placer County to determine the County's interest in participating in a multi-jurisdictional agreement as a means of satisfying each jurisdiction's requirements for providing for emergency shelters. The County responded that it had already satisfied the requirements of SB 2 and was generally not interested in a multi-jurisdictional agreement unless the City financed the shelter. In addition to the County's position, it was noted that the City would still be required to process a code amendment and identify a zone district where emergency shelters would be permitted upon approval of a use permit. Based on these limitations, Council decided not to pursue the multi-jurisdictional alternative further.

**B. Review of City's Zone Districts**

In order to satisfy the requirements of SB 2, the Auburn City Council first considered the Industrial (M-2) zone as the zone district that would permit emergency shelters by right (i.e. without any additional permitting such as a use permit). Information identifying the M-2 areas is provided with [Attachment 2](#). The City Council reviewed and discussed the M-2 zone at its public hearing on April 8, 2013. In association with the Council's deliberations, it was noted that a 300' buffer area was included separating shelters from properties in the Single-family Residential (R-1) zone (the buffer areas are reflected on [Attachment 2](#)). It was also noted that the buffer should be measured from the boundary of the shelter site, not the zone district boundary. In doing so, the M-2 zone would provide a sufficient number of adequate sites to conform to the SB 2 requirement.

During their deliberations on M-2 zone district, the Council expressed its desire for information about the City's other zones districts. Staff prepared overviews for most of the City's other zone districts (see [Attachments 3-11](#)) and presented the information to Council on May 13, 2013. The zone districts reviewed included:

- Two-family Residential (R-2)
- Medium Density Multiple-Family Residential (R-3)
- Neighborhood Commercial (C-1)
- Central Business District (C-2)
- Regional Commercial (C-3)
- Highway Service (HS)
- Office Building (OB)
- Light Manufacturing (M-L)
- Industrial Park District (M-1)



The Single-family Residential (R-1), Agricultural Residential (AR), and Open Space & Conservation (AR) zones were excluded from review due to the primary character of each zone (i.e. residential and open space). Staff identified the R-3, C-1, C-2, C-3, OB, and M-1 zones as potentially feasible alternatives to the M-2 zone district.

*Auburn Airport* – During its hearing on April 8<sup>th</sup>, the City Council also requested information about the Auburn airport and the Airport Industrial (AI-DC) zone. Staff consulted with the Placer County Transportation and Planning Agency (PCTPA) with on the ability to locate emergency shelters in the AI-DC zone as well as their compatibility with the Placer County Airport Land Use Compatibility Plan (ALUCP). Emergency shelters were not found to be compatible with the AI-DC zone or the ALUCP for several reasons including airport noise, additional levels of review would be required to permit shelters at the airport, and shelters would be restricted to certain areas of the airport. Based on these conflicts with the requirements of SB 2 requirements, the City Council decided not to pursue the AI-DC zone district.

#### C. **Zoning Overlay**

At the City Council hearing on May 13, 2013, the Council discussed utilizing the zone district overlay process as a means of satisfying the City's requirement to provide zoning for emergency shelters. With the overlay process, the City would apply a zoning overlay "on top of" the existing zone designation, thereby allowing emergency shelters as permitted uses in addition to the existing, underlying zone designation.

This process enables the City to identify specific locations which it believes to be appropriate for emergency shelters, without the need to identify/select an entire zone district. A Rezone entitlement, requiring Planning Commission review and City Council approval, is then required for all properties that would have the ES overlay applied to them.

At the May 13<sup>th</sup> hearing, staff provided information on several potential sites that the City Council could consider for the zoning overlay process. These areas included Nevada Street (west of the movie theater); the north end of Wall Street; mixed-use Zone #8 on Nevada Street; the commercial/industrial area on Sacramento Street at Auburn Folsom Road; and Auburn Ravine Road near Epperle Lane. Site information for each of the last three areas is provided with this report (see [Attachments 12-14](#)); site information for the Nevada Street and Wall Street locations has been omitted as the Council denied Rezone entitlements for both of these areas on July 22, 2013.

At the request of Councilman Holmes, staff is also providing Council with similar information for property on Blocker Drive (see [Attachment 15](#)). This Blocker Drive property is located south of the multi-modal station parking lot, west of the Union Pacific rail line, and east of the Hidden Creek subdivision and the City's corporation yard.

#### D. **Alternative - New Zone District**

Councilman Nesbitt has suggested a new option that could serve as an alternative to the overlay zone district. The new alternative would create a new zone district that uses as its

basis the zone district of the property(ies) selected by Council, and then adds emergency shelters as a permitted use (i.e. it creates a sub-zone associated with the original zone district). As an example, if a selected property was chosen from the Industrial (M-2) zone district, then instead of rezoning the property to include the ES overlay, the property would instead be rezoned from the M-2 zone to the “M-2A” zone district. The property(ies) in the M-2A zone would allow all uses in the M-2 zone and emergency shelters would be added as a use permitted by right.

This option and the overlay process achieve the same results – the targeted property retains existing zoning and adds emergency shelters as a permitted use type. In addition, the City retains zoning control since a Rezone entitlement, requiring approval by City Council, would still be required in each case for the property(ies) selected.

### **Public Comment & Correspondence**

City staff is in receipt of several communications associated with the homeless shelter issue currently being considered by the City Council. The correspondence is provided as Attachments 16-18.

### **Alternatives**

1. Specify a zone district(s) where emergency shelters would be permitted by right and direct staff to finalize an ordinance amendment for Emergency Shelters and Transitional and Supportive Housing.
2. Decide to proceed with a zoning overlay process and identify the properties for the Emergency Shelter (ES) overlay. Direct staff to develop the required ordinance amendment to add the Emergency Shelter (ES) overlay district to the zoning ordinance and to process the required rezone entitlements for each of the properties identified by City Council.
3. Identify properties that would be appropriate for a permanent homeless shelter and direct staff to prepare an ordinance amendment to establish a new zone district(s) that includes the existing zoning of the parcel(s) and that also permits emergency shelters by right.
4. Continue the issue to the August 26<sup>th</sup> City Council hearing and direct staff to provide additional information.

### **Attachments**

1. Bus Tour information – July 29, 2013
2. Zone District Review – Industrial (M-2)
3. Zone District Review – Two-Family Residential (R-2)
4. Zone District Review – Medium Density Multiple-Family Residential (R-3)
5. Zone District Review – Neighborhood Commercial (C-1)
6. Zone District Review – Central Business District (C-2)
7. Zone District Review – Regional Commercial (C-3)
8. Zone District Review – Highway Service (HS)
9. Zone District Review – Office Building (OB)



10. Zone District Review – Light Manufacturing (M-L)
11. Zone District Review – Industrial Park District (M-1)
12. Overlay Area – Nevada Street & Enterprise Drive
13. Overlay Area – Sacramento Street
14. Overlay Area – Auburn Ravine Road near Epperle Lane
15. Overlay Area – Blocker Drive property
16. E-mail from Richard Fong – July 29, 2013
17. Letter from Rosanne McHenry – July 31, 2013
18. Letter from Sara Ough – August 1, 2013



# Memorandum

City of Auburn  
Community Development Department

ATTACHMENT 1

<b>To:</b>	City Council Members
<b>From:</b>	Reg Murray, Senior Planner <i>RAM</i>
<b>Date:</b>	July 29, 2013
<b>Subject:</b>	Bus Tour – Emergency Homeless Shelter Zone Review

The City of Auburn City Council is currently analyzing zoning and site alternatives as it considers code amendments necessary to comply with the State's requirements for the zoning of emergency homeless shelters. In order to better understand appropriate options within the city, the Auburn City Council is conducting a public bus tour of several areas within the City. The tour is an opportunity to travel to various locations throughout Auburn that have been part of the Council's earlier deliberations as well as new areas that Council may wish to consider.

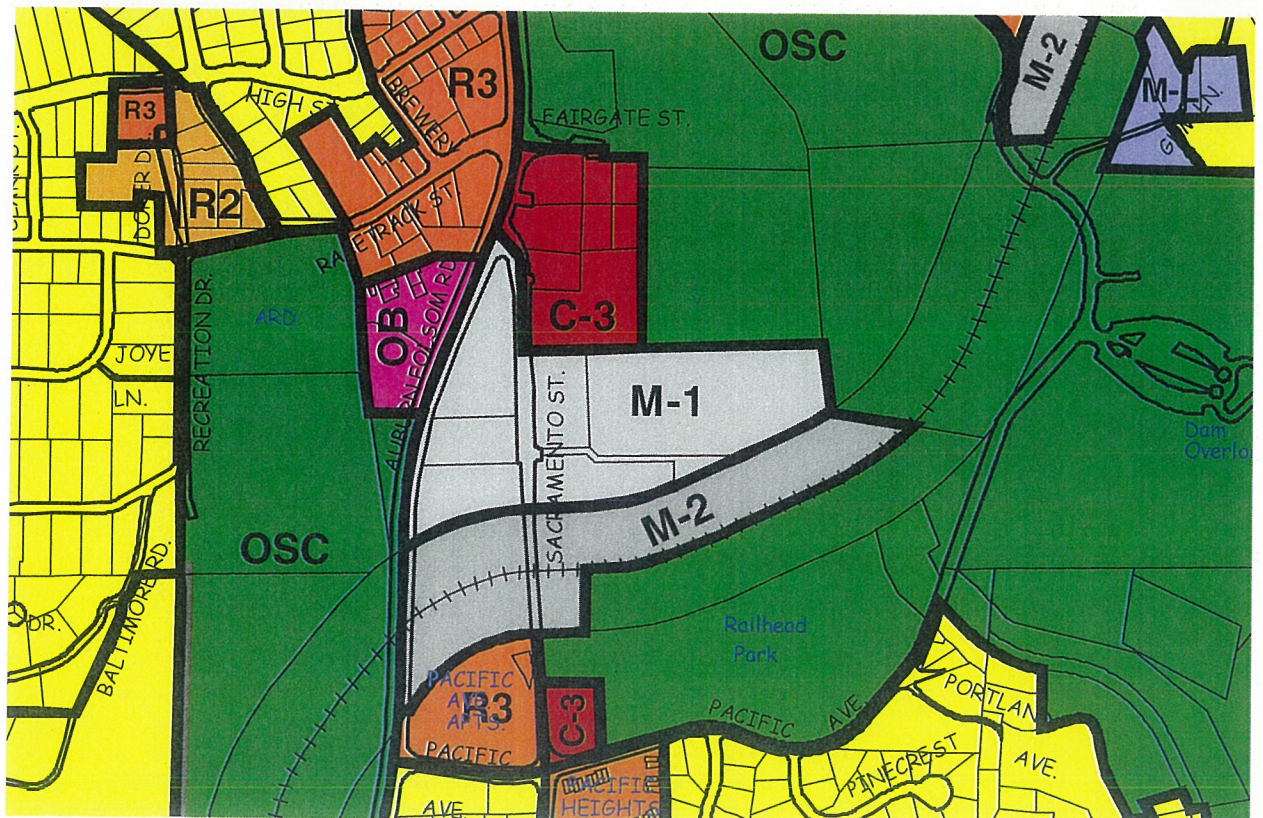
Provided below is a suggested itinerary for the public bus tour. Council may desire to deviate from this itinerary during the tour to visit particular areas of interest.

## Bus Tour Itinerary

1. Sacramento Street
  - STOP
2. Borland Avenue
  - STOP - midpoint
3. Auburn Ravine Road
  - STOP – Near Epperle Lane
4. Highway 49
  - STOP - Frontage road
5. Nevada Street & Enterprise Drive
  - STOP – Enterprise Drive

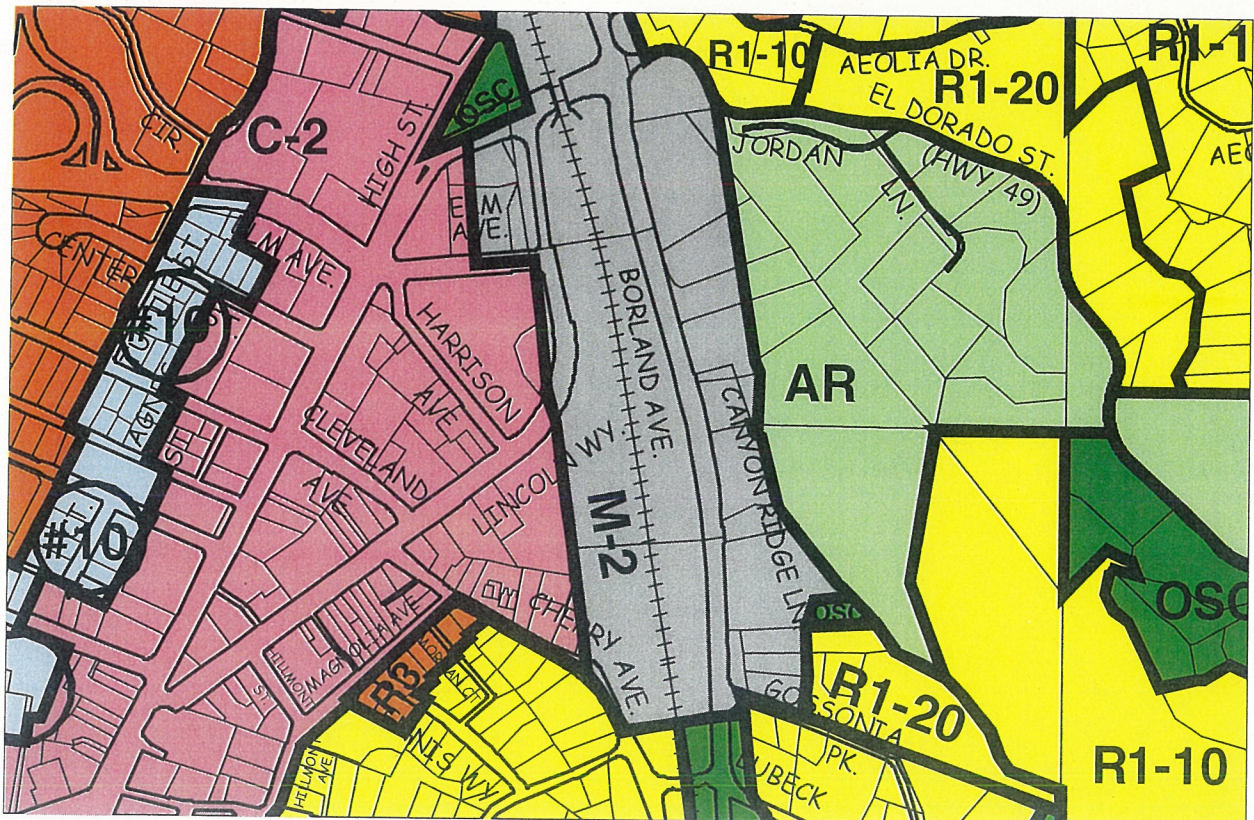
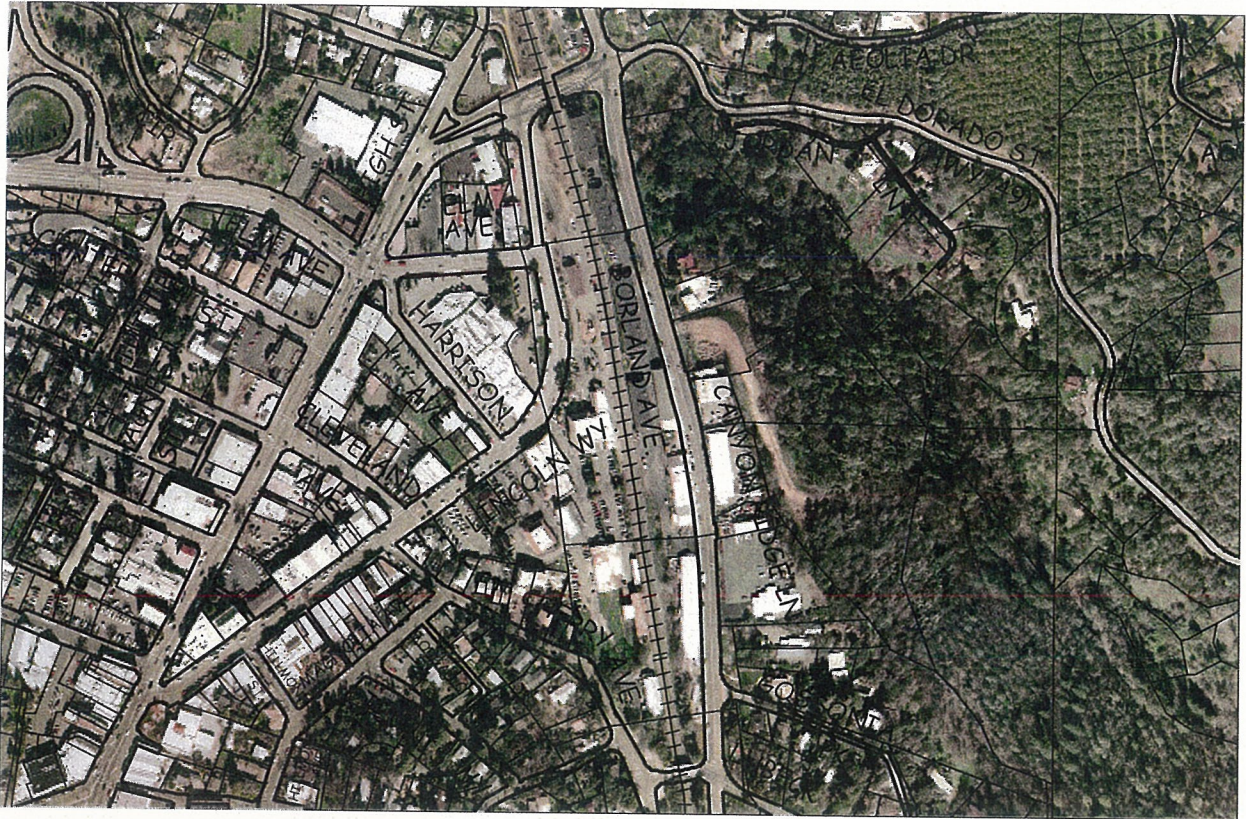


# SACRAMENTO STREET



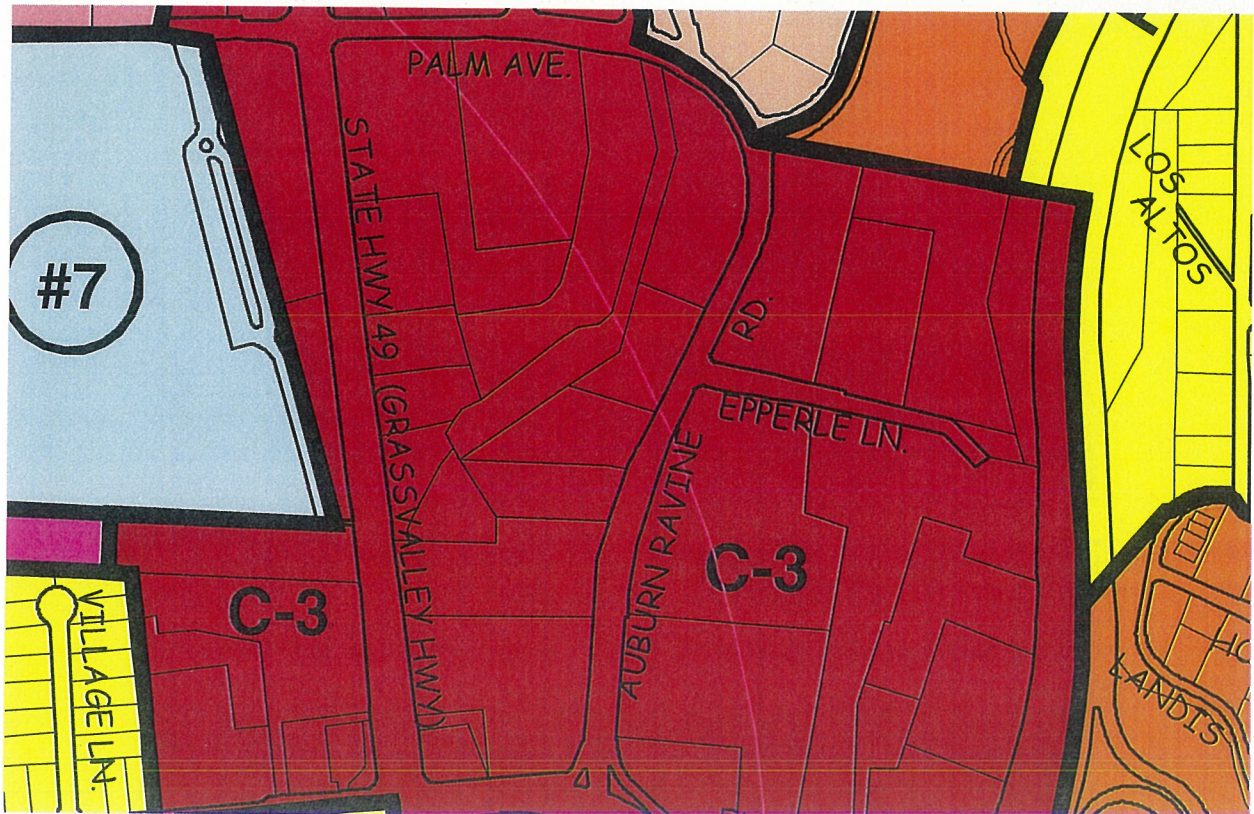


## BORLAND AREA



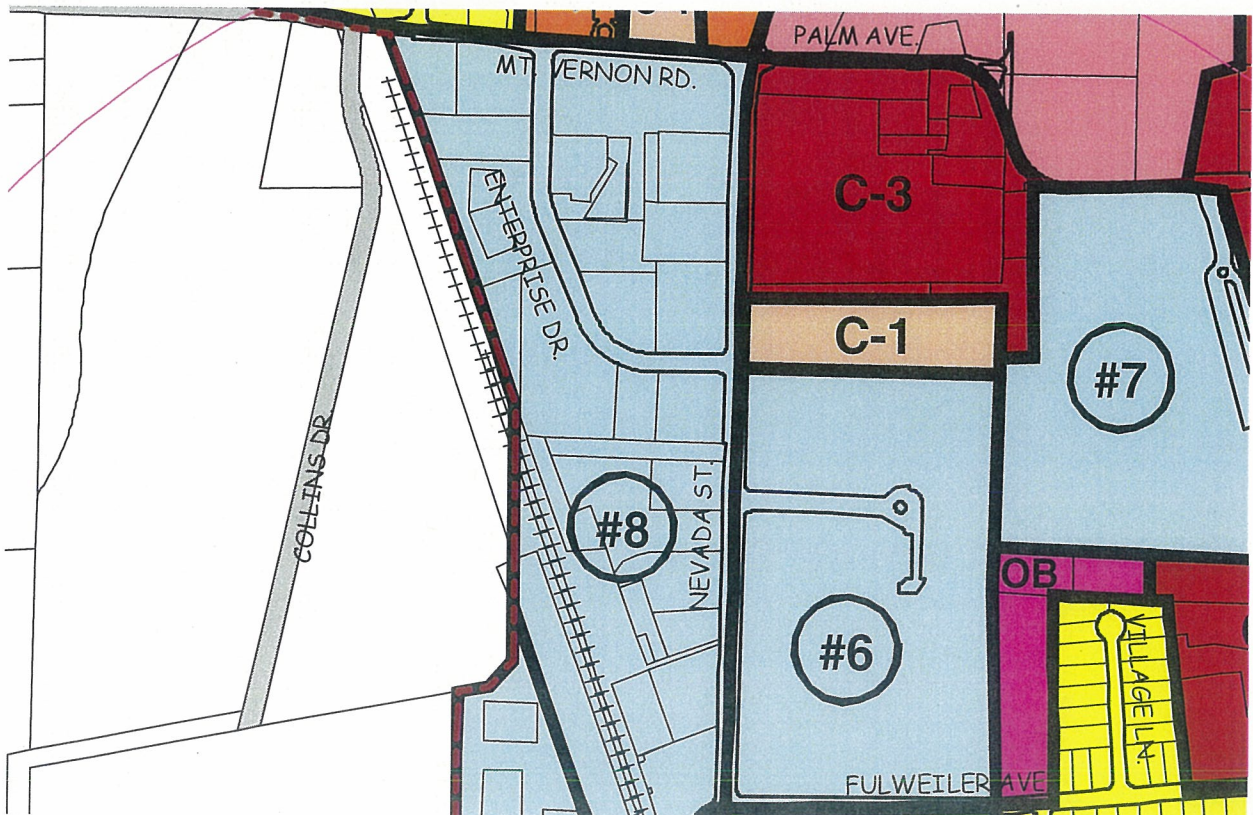
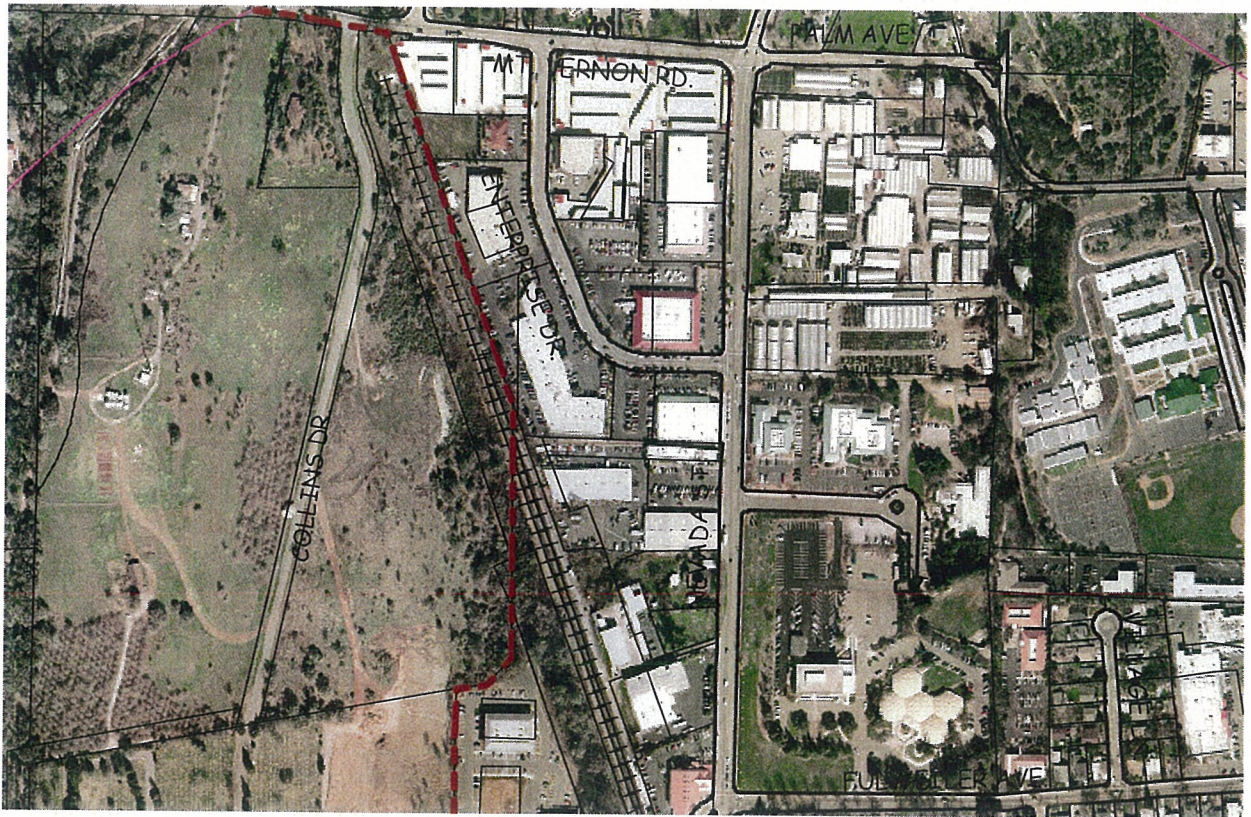


## AUBURN RAVINE – HIGHWAY 49





## NEVADA STREET – ENTERPRISE AREA





## EMERGENCY HOMELESS SHELTER ZONE DISTRICT REVIEW

### INDUSTRIAL (M-2) DISTRICT

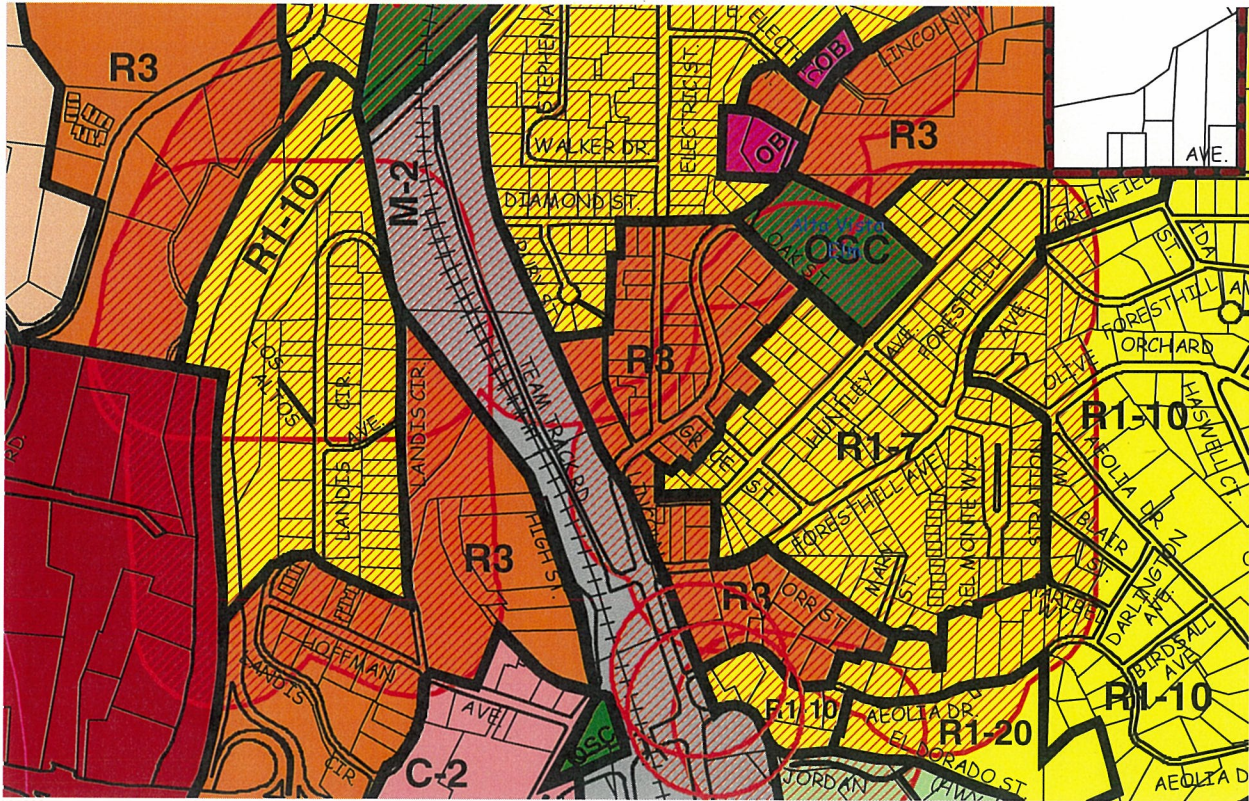
The Industrial (M-2) district includes several locations in Auburn (see attached maps):

1. Site 1 – Team Track Area
  - a. Largely developed with mix of commercial and industrial uses.
  - b. The 300' separation buffer from the R-1 zone renders this area unusable.
2. Site 2 – Borland Avenue
  - a. Developed with mix of commercial and industrial uses
  - b. Several potential sites not affected by the 300' separation buffer.
3. Site 3 – Agard/Pleasant Area
  - a. Three sites in this area.
  - b. The 300' separation buffer makes the two northern locations unusable.
  - c. The site on Pleasant Avenue is not near services or transit routes.
4. Site 4 – Sacramento Street
  - a. Site is situated along UPRR line.
  - b. Includes several industrial uses and a couple vacant areas.
  - c. Located on City transit line.
  - d. Area is not affected by a 300' separation buffer to an R-1 zone area.
  - e. Area is situated north of Railhead Park.
5. Site 5 – Nevada Street Area
  - a. Largely developed with mix of commercial and residential uses.
  - b. The 300' separation buffer from the R-1 zone would render this area unusable.
6. The M-2 zone district provides a sufficient number of adequate sites with little conflict from the R-1 zone, and therefore, could meet the requirements of SB 2.

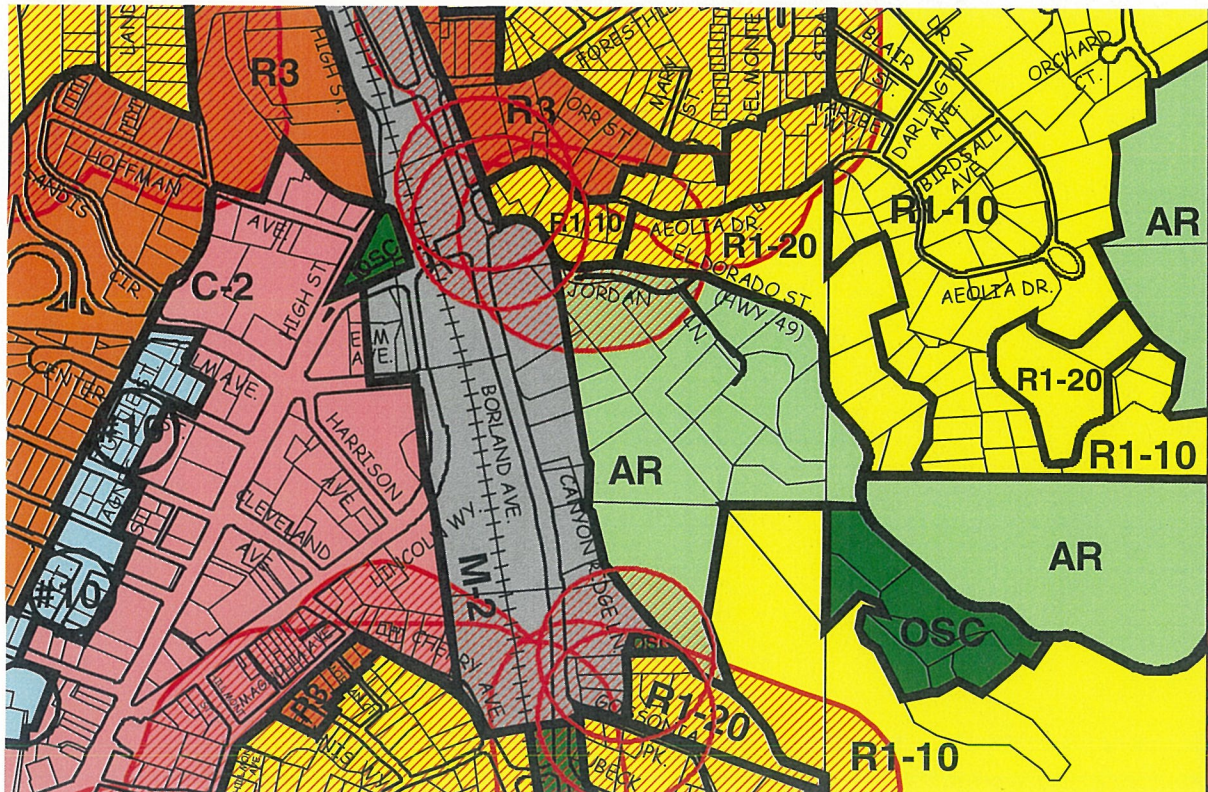


## INDUSTRIAL (M-2) ZONE AREAS

### TEAM TRACK AREA

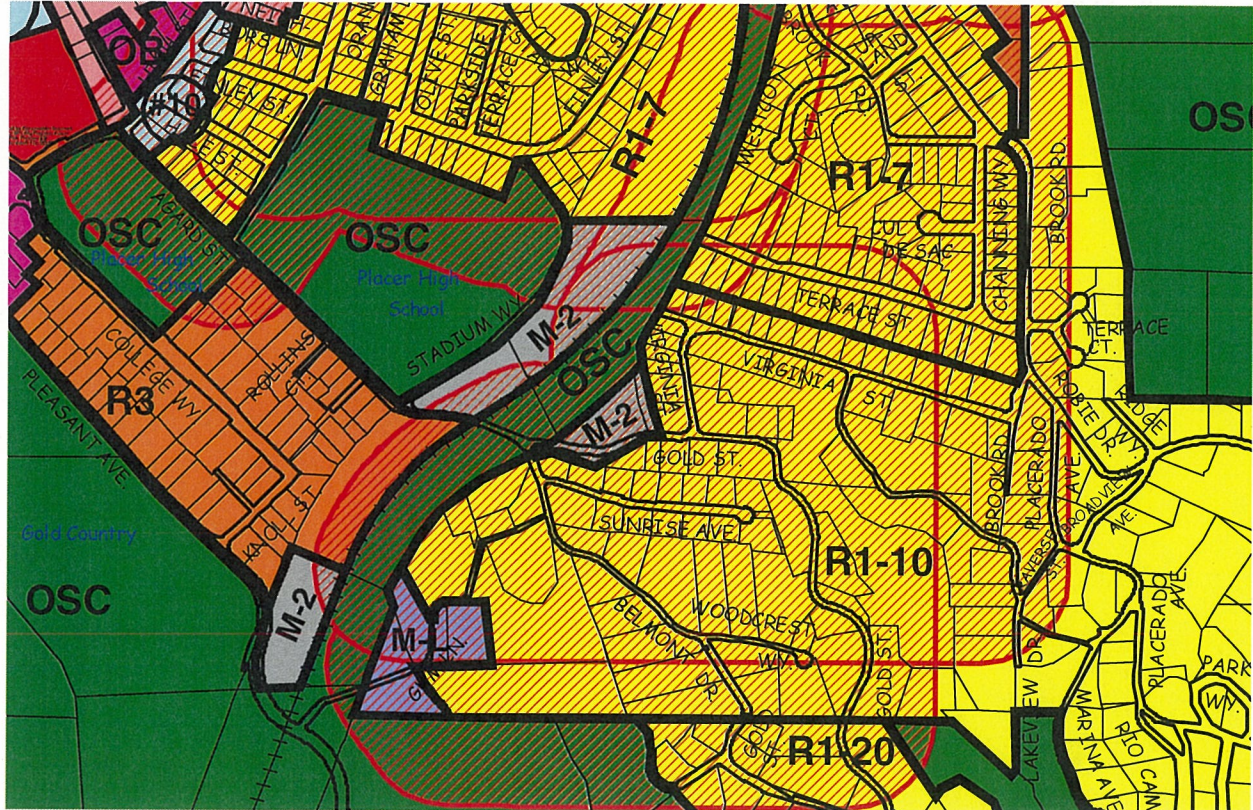


### BORLAND AREA

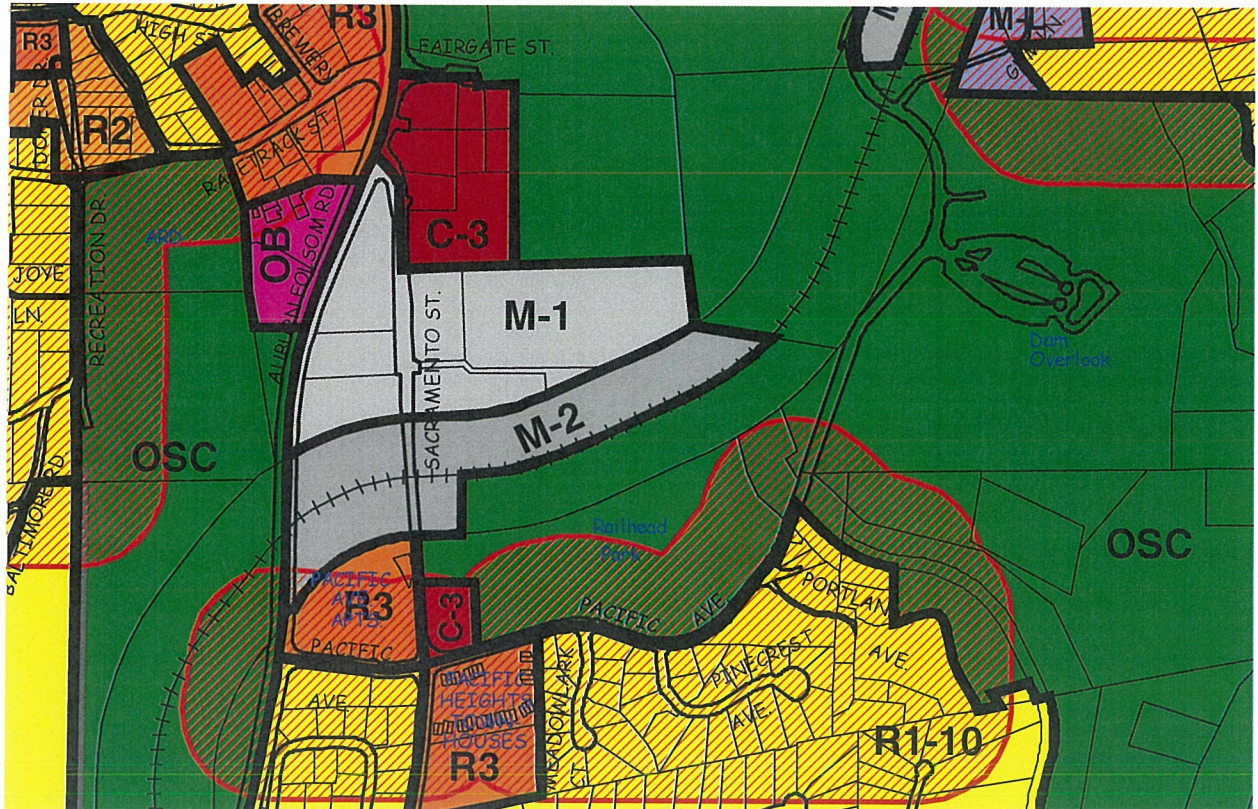




## AGARD/PLEASANT AREA

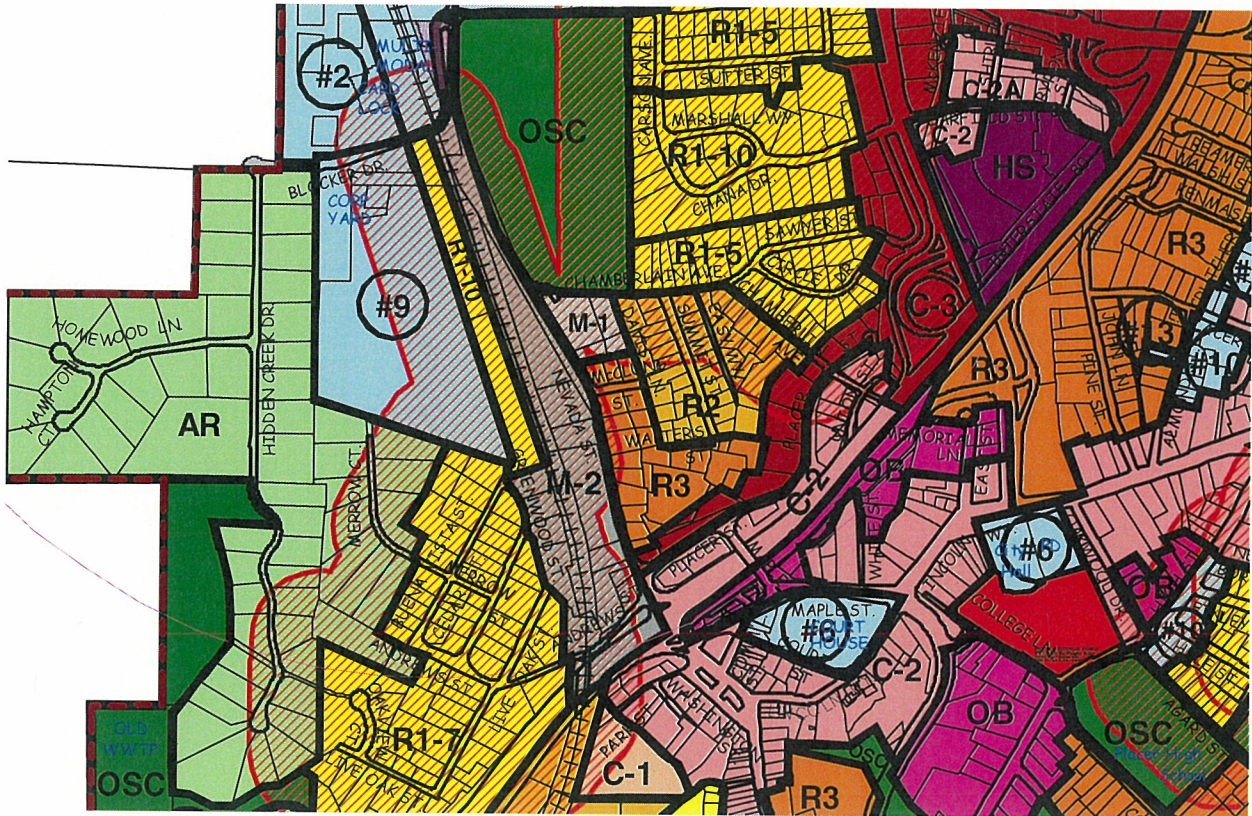


## SACRAMENTO STREET AREA





# NEVADA STREET AREA





## EMERGENCY HOMELESS SHELTER ZONE DISTRICT REVIEW

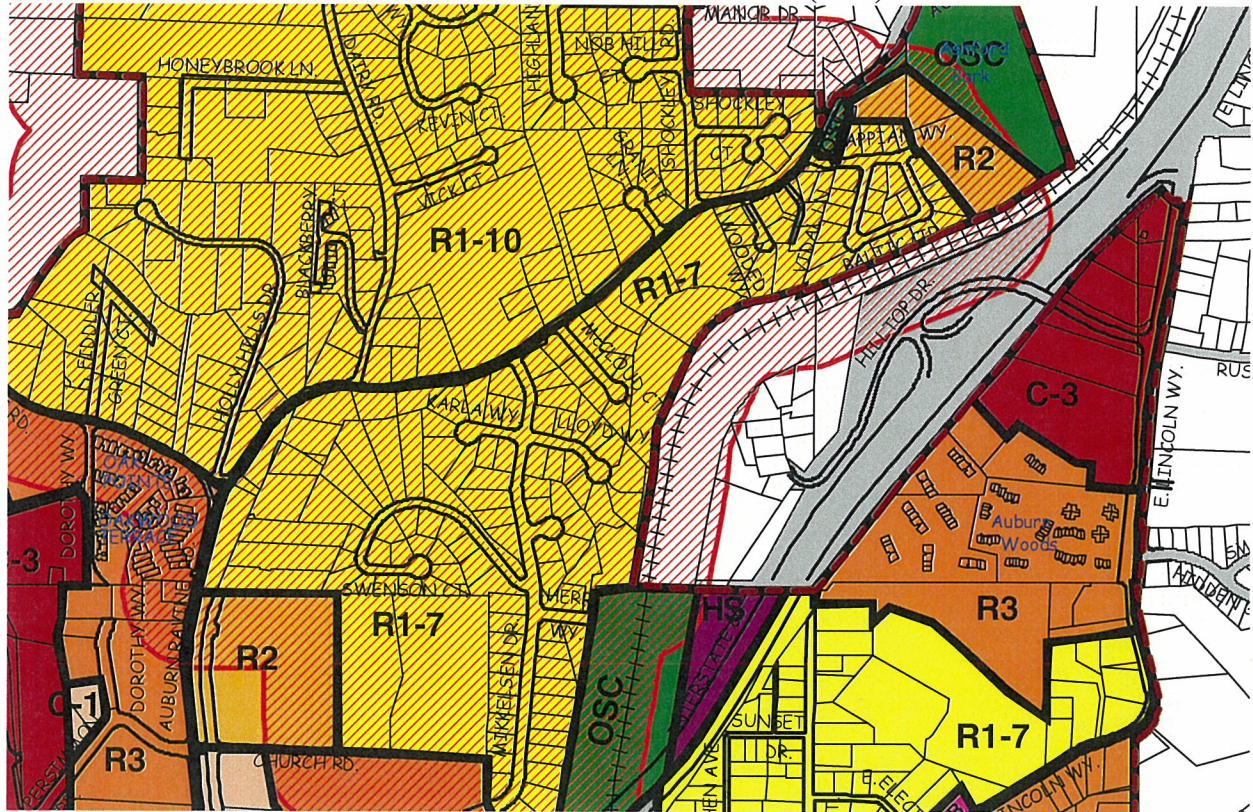
### TWO-FAMILY RESIDENTIAL (R-2) DISTRICT

The Two-Family Residential district has seven (7) locations throughout Auburn. Provided below are the factors associated with each of the sites:

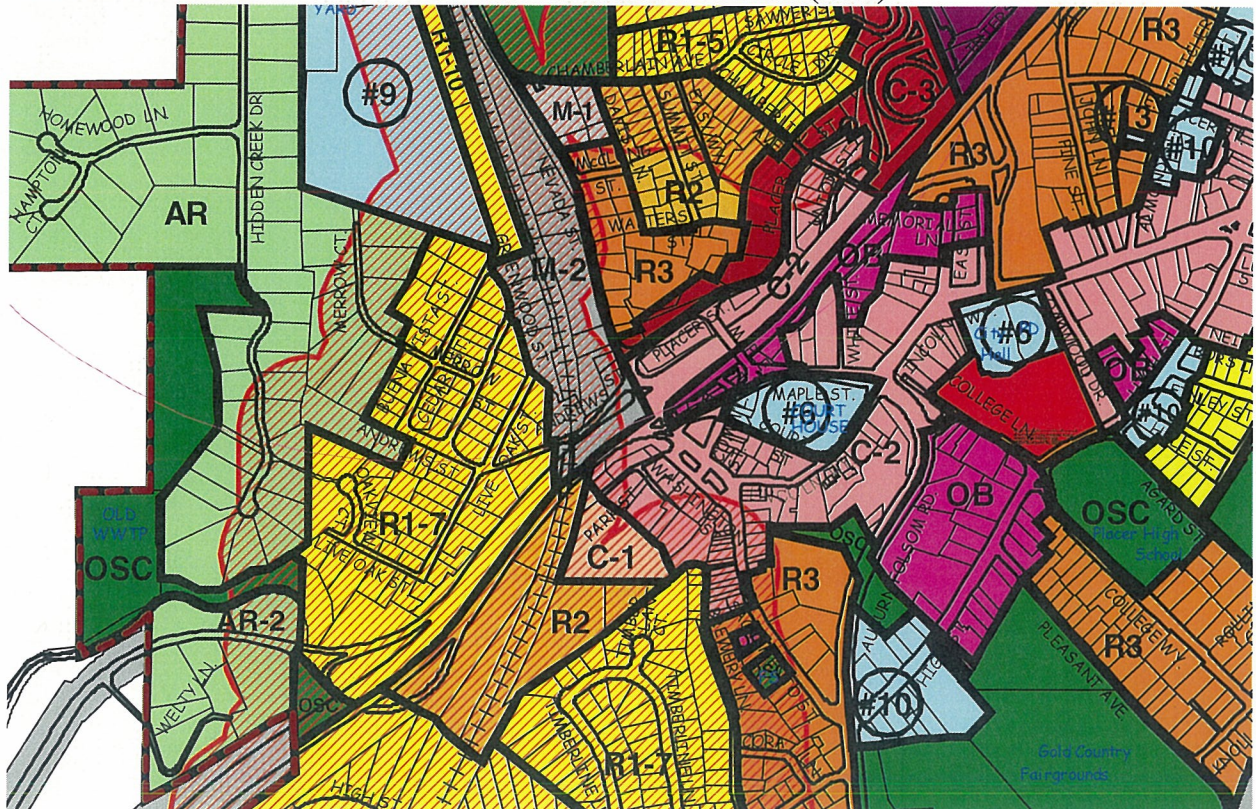
1. All Sites located adjacent to the Single-Family Residential (R-1) zone district.
2. The 300' separation standard from the R-1 zone renders Sites 1, 2, 4, 5, and 6 unusable.
3. Sites 1, 2, and 6 are located on existing Auburn transit routes.
4. Site 1 – Auburn Ravine Road, adjacent to Ashford Park.
  - a. Three total parcels; two are vacant.
  - b. Located adjacent to Ashford Park.
5. Site 2 – Northeast of Auburn Ravine Road and Church Road.
  - a. Single lot; site developed with existing senior apartment project.
6. Site 3 – South and West of Chamberlain Avenue; East of Davis Lane.
  - a. Includes ±44 smaller residential lots (largest lot is only half an acre)
  - b. Lots are not of sufficient size for a shelter.
  - c. Near multi-modal station.
7. Site 4 – South of Park Street; north of Timberline Lane.
  - a. Includes multiple lots
  - b. Lots not have access to a public way; access must come through another property.
8. Site 5 - Southwest corner of High Street & Timberline Lane.
  - a. Area includes multiple lots
  - b. All lots developed with single-family dwellings or apartments.
9. Site 6 – Southwest corner Auburn-Folsom Road & Herdal Drive.
  - a. Site is a Mixed Use Zone #4 - R-2 and Neighborhood Commercial (C-2).
  - b. Developed with an existing three-building commercial/retail project.
10. Site 7 – Parcel 2 of Plan Area 1 of the Baltimore Ravine Specific Plan (BRSP)
  - a. BRSP is undeveloped; no time table for development; site currently inaccessible.
11. The Two-Family Residential (R-2) zone district does not provide a sufficient number of adequate sites and would not be consistent with the requirements of SB 2.



## SITES 1 and 2 – TWO-FAMILY RESIDENTIAL (R-2)

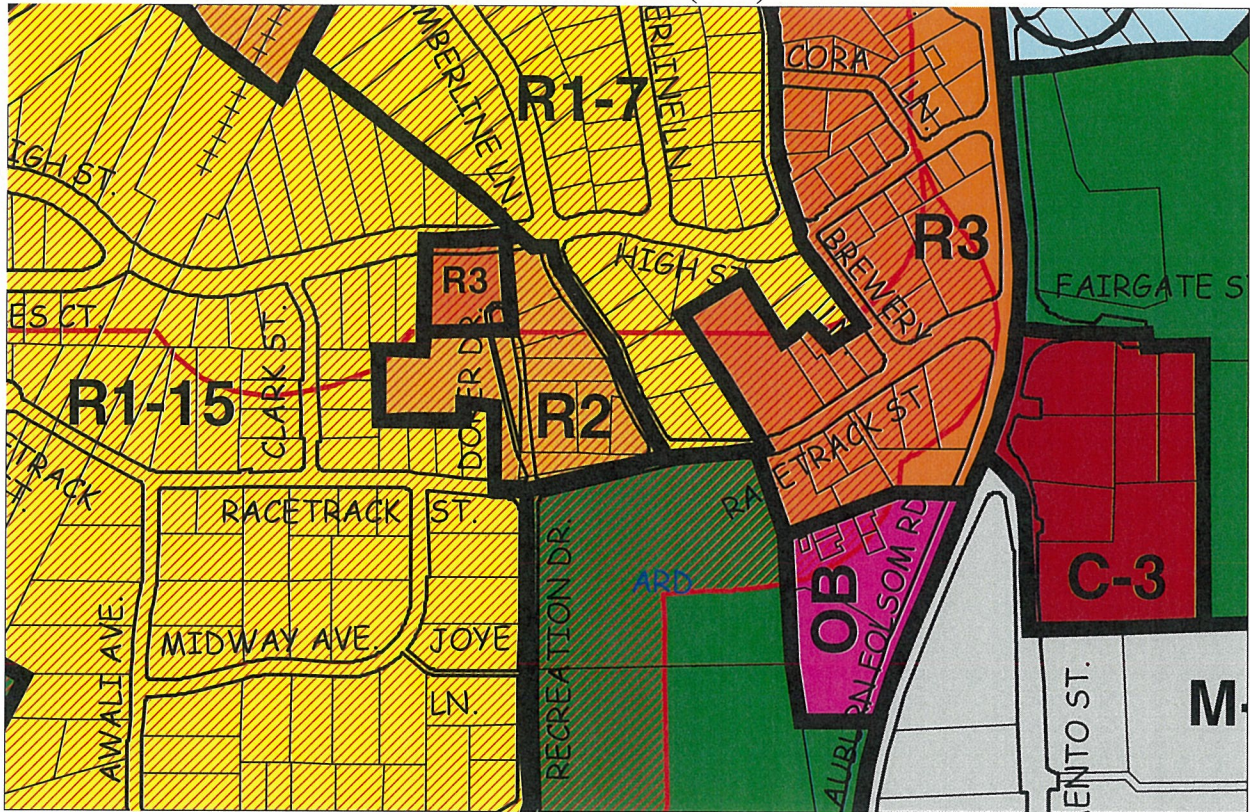


## SITES 3 and 4 – TWO-FAMILY RESIDENTIAL (R-2)

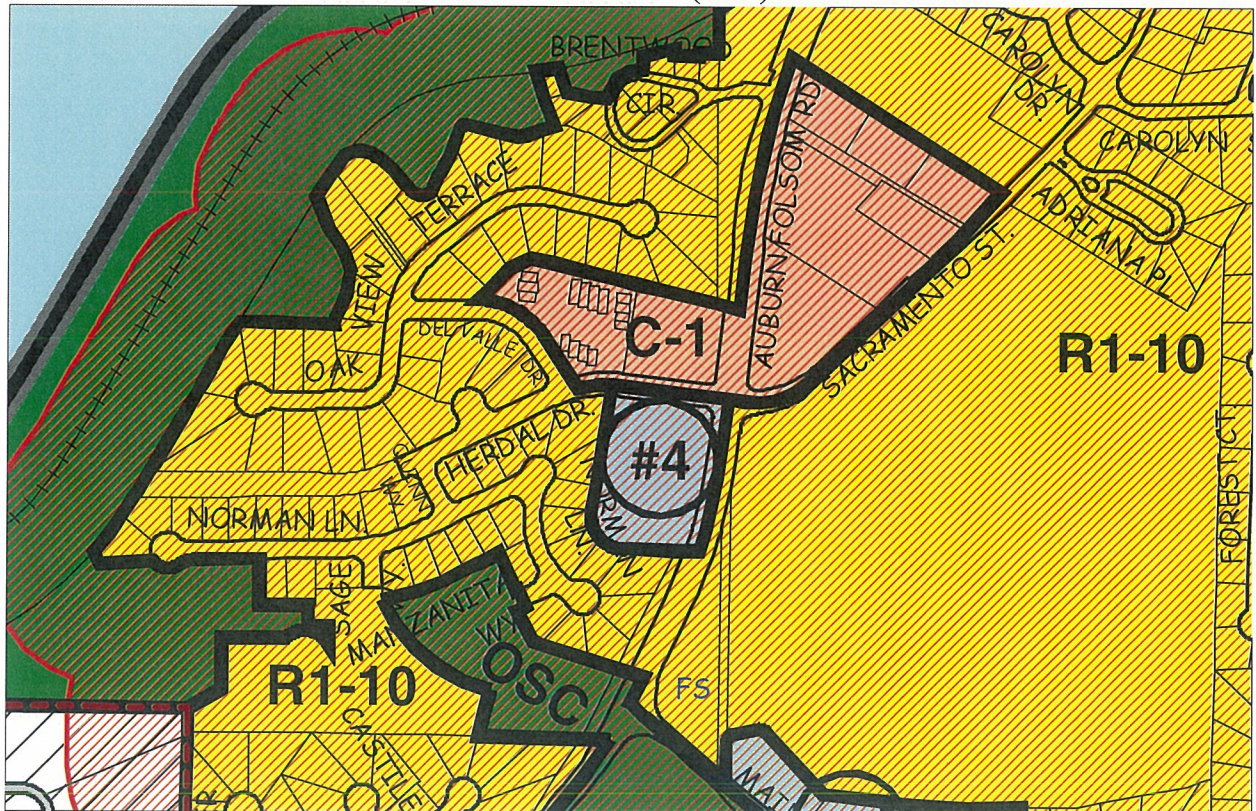




# **SITE 5 – TWO-FAMILY RESIDENTIAL (R-2)**



# **SITE 6 – TWO-FAMILY RESIDENTIAL (R-2)**





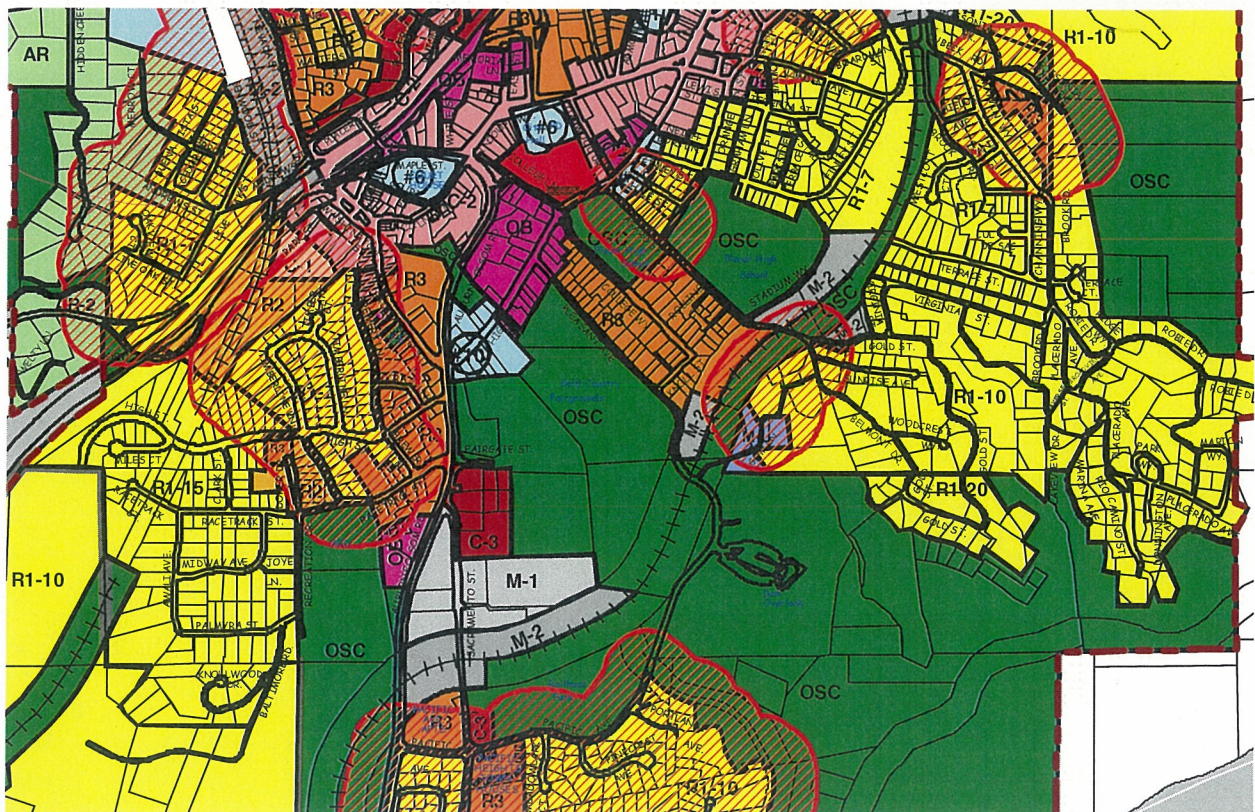
## EMERGENCY HOMELESS SHELTER ZONE DISTRICT REVIEW

### MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT

The Medium Density Multiple-Family Residential district has numerous locations throughout Auburn. Provided below are the factors associated with the R-3 zone:

1. Most R-3 zoned areas are located near the core area of Downtown and Old Town
2. Most R-3 zoned areas in the core include a significant number of single-family residences.
3. The outlying R-3 zoned areas are typically characterized with larger apartment and condominium developments (e.g. Palm Terrace Apartments; Auburn Woods Condos).
4. Most R-3 zoned areas on or near existing Auburn transit routes.
5. Core R-3 zoned areas located nearer to services.
6. Majority of R-3 zoned areas already developed.
7. Outlying R-3 zoned areas typically adjacent to R-1 zoned areas.
8. Areas adjacent to the R-1 zones will be unusable due to the 300' separation standard.
9. Available R-3 areas excluding the 300' separation:
  - a. Nevada Street; west of the movie theater
  - b. Auburn Ravine Road; north end of Wall Street
  - c. Downtown R-3 area
  - d. R-3 area between Placer High School and County Fairgrounds
  - e. Oldtown R-3 area north of Sacramento Street
10. One of larger zone districts by area (excluding R-1 and OSC zones).
11. The Medium Density Multiple-Family (R-3) zone district provides a sufficient number of adequate sites with minimal conflict from the R-1 zone, and therefore, could meet the requirements of SB 2.



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## EMERGENCY HOMELESS SHELTER ZONE DISTRICT REVIEW

### NEIGHBORHOOD COMMERCIAL (C-1) DISTRICT

The Neighborhood Commercial (C-1) zone district has several locations throughout Auburn. Provided below are the factors associated with the C-1 zone:

1. Site 1 – Multiple sites on Mt. Vernon Road, Nevada Street, and Blocker Drive
  - a. Includes one lot on Mt. Vernon, one lot east of Nevada Street, Mixed-Use Zone #8 (C-1/M-1), and Mixed-Use Zone #2 (C-1/M-L) on Blocker Drive.
  - b. Mt. Vernon lot developed with an existing single-family residence.
  - c. Nevada Street lot (East side) is developed as part of Easley's nursery.
  - d. Mixed-Use Zone #8:
    - i. Largely developed with mix of offices, retail, restaurants, automotive services, storage, and a few residential units.
    - ii. Located near multi-modal station.
    - iii. The 300' separation standard from the Single-family Residential (R-1) zone restricts the northern portion of the area.
  - e. Mixed-Use Zone #2 (Blocker Drive site):
    - i. Developed with the Creekside Center office park.
    - ii. Located north of the Hidden Creek subdivision.
    - iii. Close to the multi-modal station.
    - iv. One existing building and one potential building pad would be eliminated from consideration when applying the 300' separation to properties in the Single-family Residential (R-1) zone.
2. Site 2 – Two areas near Auburn Ravine and Palm Avenue.
  - a. Small area on Dorothy Way includes small offices.
  - b. Larger area northeast corner Auburn Ravine and Palm includes mix of uses, including offices, retail, apartments, and one vacant lot.
3. Site 3 – Located on west side of Old Town next to City parking lot.
  - a. Single lot with an existing single-family residence.
  - b. Adjacent to Single-family Residential (R-1) zone.
  - c. The 300' separation standard from the R-1 zone renders this lot unusable.
4. Site 4 – Includes the C-1 zone and Mixed-Use Zone #4 at the Auburn Folsom/Sacramento Street/Herdal Drive intersection plus Mixed-Use Zone #5 on Maidu Drive & Shirland Tract.
  - a. Area includes a mix of retail commercial and office.
  - b. Adjacent to properties in the R-1 zone.
  - c. The 300' separation standard from the R-1 zone renders these sites unusable.
  - d. Mixed Use Zone #4 is C-2/R-2; developed with existing commercial/retail project.
  - e. Mixed Use Zone #5 is C-2/R-3; developed with existing office project.



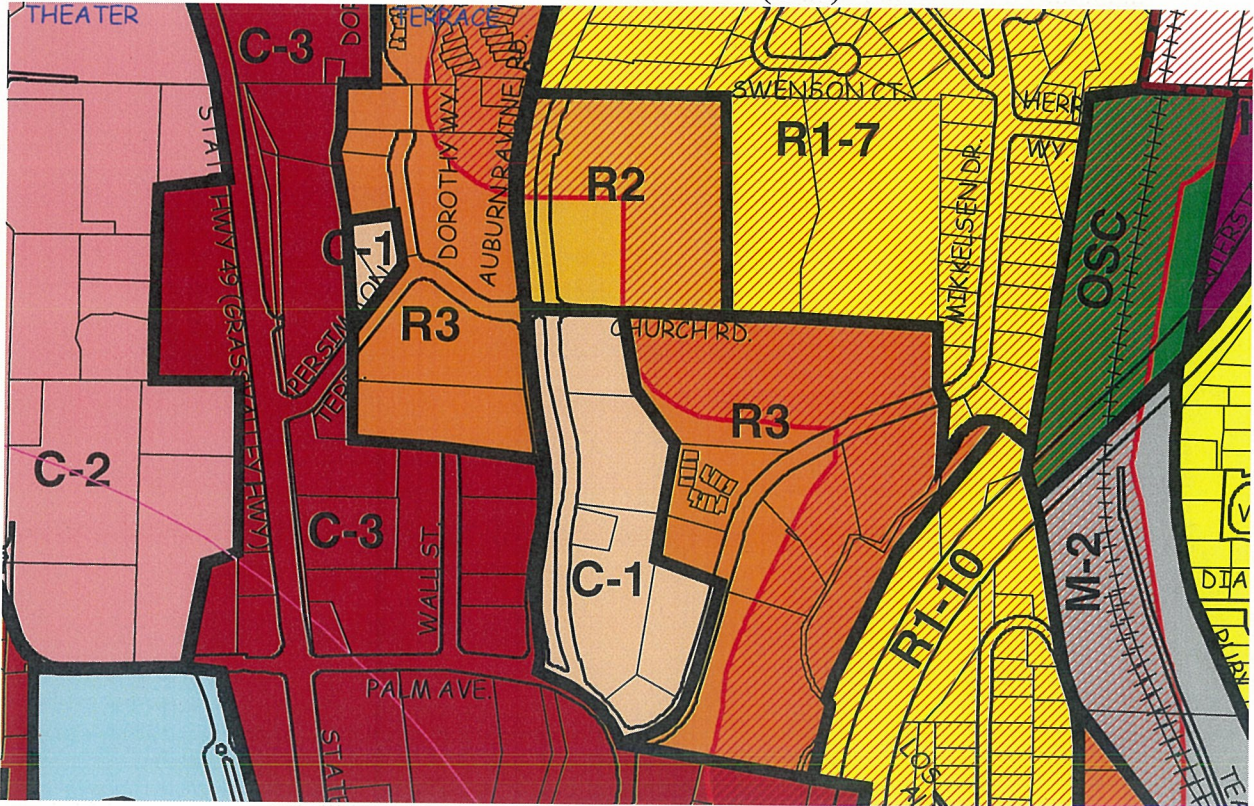
5. Site 5 – Multiple parcels near Indian Hill/Auburn Folsom, including Mixed-Use Zone #3.
  - a. Multiple lots too small for a shelter.
  - b. All properties adjacent to R-1 zone.
  - c. The 300' separation standard from the R-1 zone renders all C-1 zone lots unusable and limits most of Mixed Use Zone #3.
6. The Neighborhood Commercial (C-1) zone district provides a sufficient number of adequate sites with minimal conflict from the R-1 zone, and therefore, could meet the requirements of SB 2.



**SITE 1 - NEIGHBORHOOD COMMERCIAL (C-1)**



**SITE 2 - NEIGHBORHOOD COMMERCIAL (C-1)**





The map displays a complex network of streets and zoning districts. Key streets include Hill Rd, Norman Ln, Tanglewood Dr, and Rosemary Dr. Zoning districts shown include R1-10, R1-20, C-1, and OSC. Specific parcels are highlighted with numbers 3, 4, and 5. The map also shows the location of the San Jose International Airport and the San Jose State University campus.



## EMERGENCY HOMELESS SHELTER ZONE DISTRICT REVIEW

### CENTRAL BUSINESS DISTRICT (C-2)

The Central Business District (C-2) zoned areas are predominately associated with Nevada Street and the Downtown and Old Town areas. Factors associated with the C-2 zone include:

1. Site 1 – Includes the C-2 area on Nevada Street north of Palm Avenue and Mixed-Use Zone #6 on Nevada Street
  - a. Nevada Street C-2 area
    - i. Mix of developed, under-developed, and vacant properties.
    - ii. Existing development includes single-family residences, offices, theater, and autobody shop.
    - iii. Near services.
    - iv. The 300' separation standard from the R-1 zone restricts the northern and middle portions of this zone.
  - b. Mixed-Use Zone #6
    - i. Includes the County offices, school district offices, library, outdoor amphitheater.
    - ii. Near the multi-modal station.
    - iii. The 300' separation standard from the R-1 zone restricts the eastern portion of this zone.
  
2. Site 2 – Includes the C-2/C-2A area near Garfield Street & Shirley Way
  - a. Developed with mix of single-family residences, apartments, and offices.
  - b. Near services.
  
3. Site 3 - Downtown area.
  - a. Includes the C-2 area from east of the Police Station to the Martin Park Fire Station.
  - b. Includes Mixed-Use Zone #6 north of C-2 zone.
  - c. Largely developed with mix of offices, retail, restaurants, and residences.
  - d. The 300' separation standard from the R-1 zone restricts parts of the zone east of Lincoln Way.
  - e. Near services.
  
4. Site 4 – Old Town area.
  - a. Includes the C-2 area from City Hall to Old Town.
  - b. Includes Mixed-Use Zone #6 (City Hall; Police Station; County Courthouse).
  - c. Largely developed with mix of offices, retail, restaurants, and residences.
  - d. The 300' separation standard from the R-1 zone restricts the western part of the Old Town area.



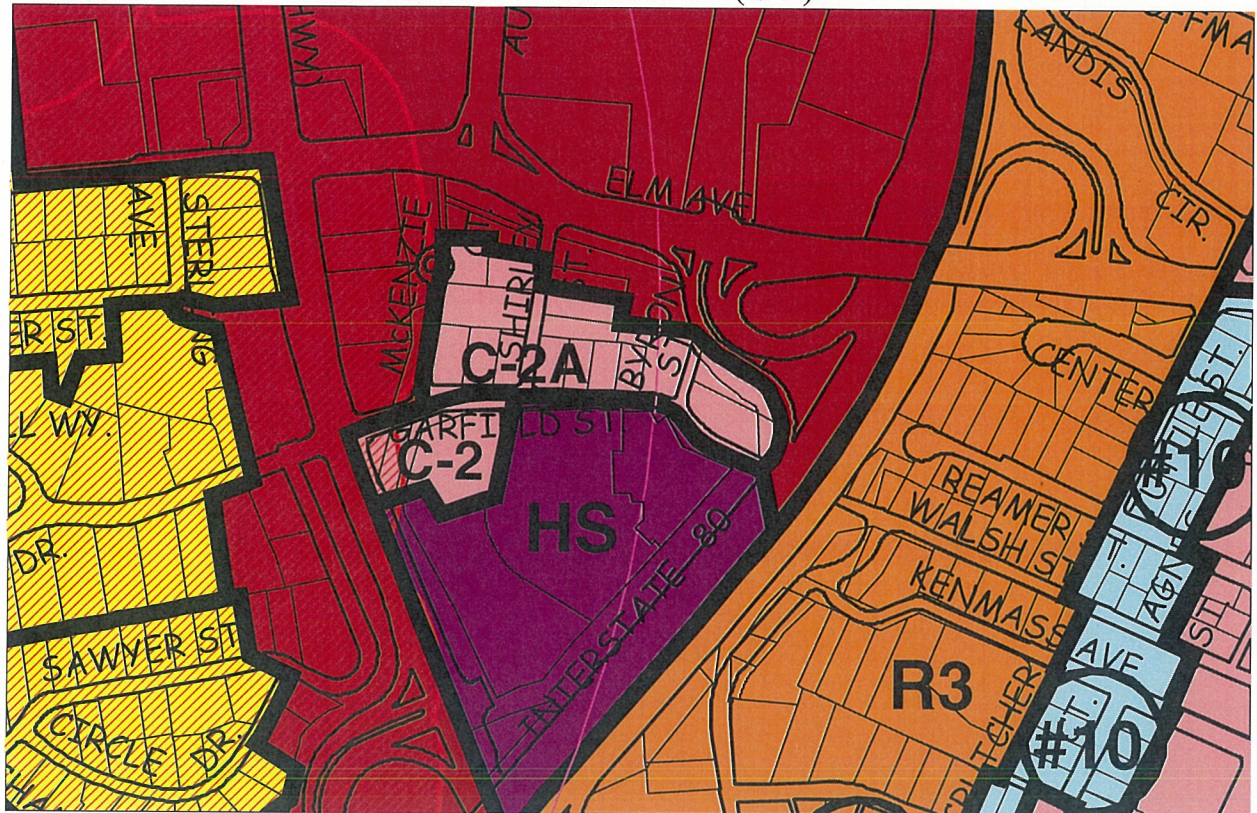
5. Site 5 – East Placer and Union Street north of Interstate 80.
  - a. Includes the C-2 area north of I-80.
  - b. East Placer includes one existing office lot
  - c. Union Street includes a couple existing residences and a few vacant small lots; most all lots are impacted by the 300' separation standard from the R-1 zone.
6. The C-2 zone district provides a sufficient number of adequate sites with minimal conflict from the R-1 zone, and therefore, could meet the requirements of SB 2.



## SITE 1 – CENTRAL BUSINESS DISTRICT (C-2)

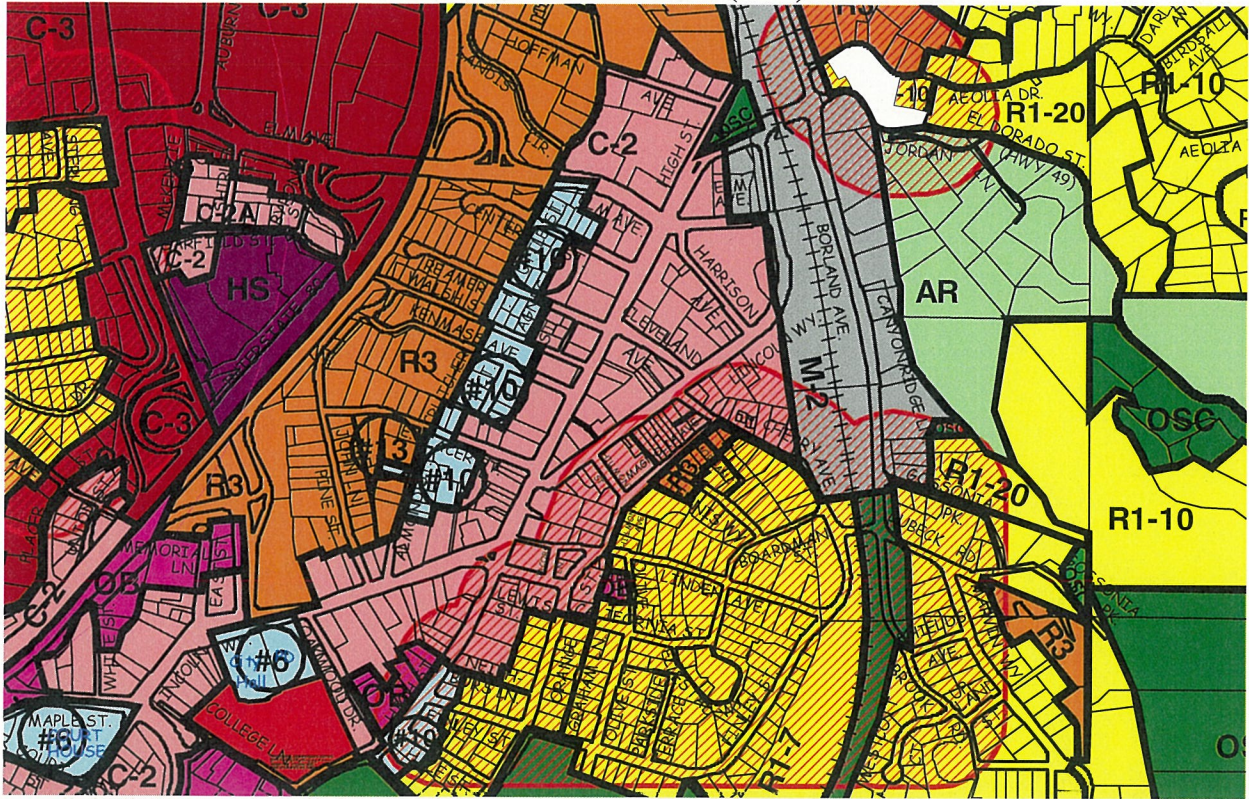


## SITE 2 – CENTRAL BUSINESS DISTRICT (C-2)

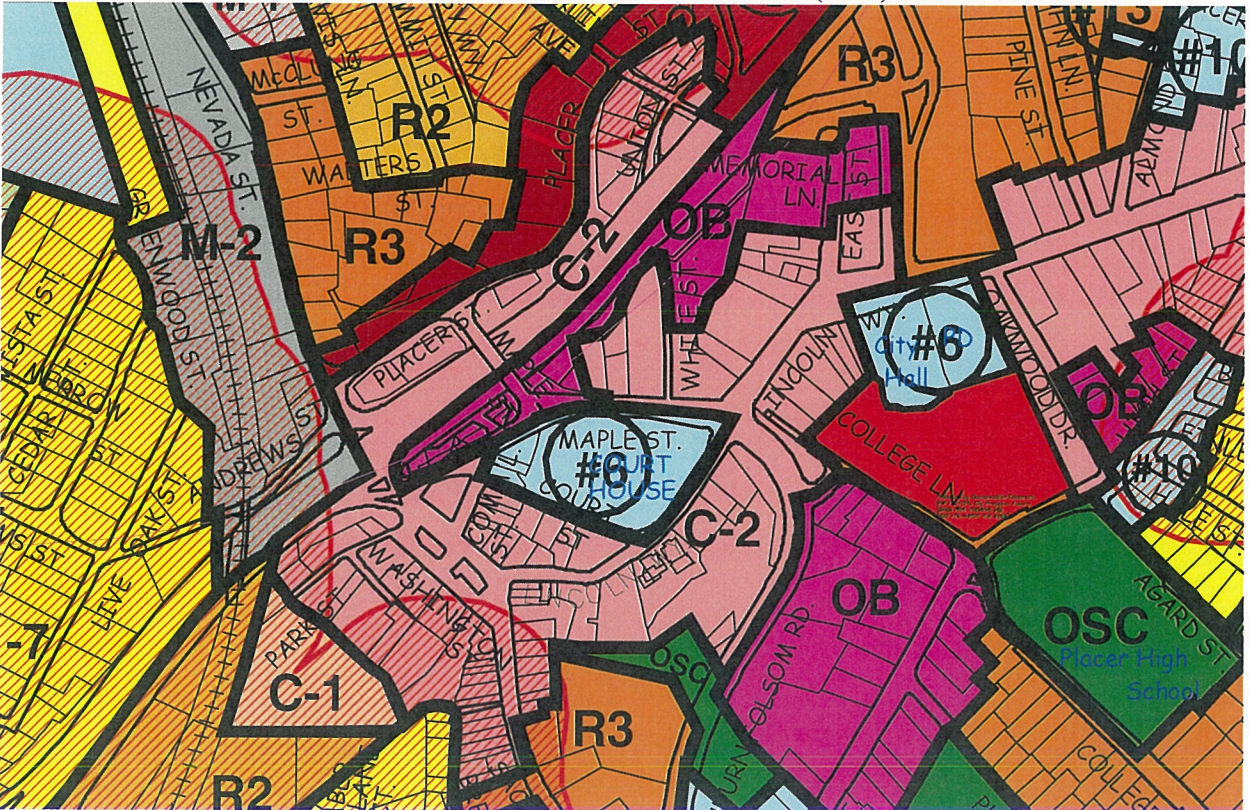




### SITE 3 – CENTRAL BUSINESS DISTRICT (C-2)



### SITES 4 & 5 – CENTRAL BUSINESS DISTRICT (C-2)





## EMERGENCY HOMELESS SHELTER ZONE DISTRICT REVIEW

### REGIONAL COMMERCIAL (C-3)

The Regional Commercial (C-3) zone district includes several areas throughout the City. Factors associated with the C-3 zone include:

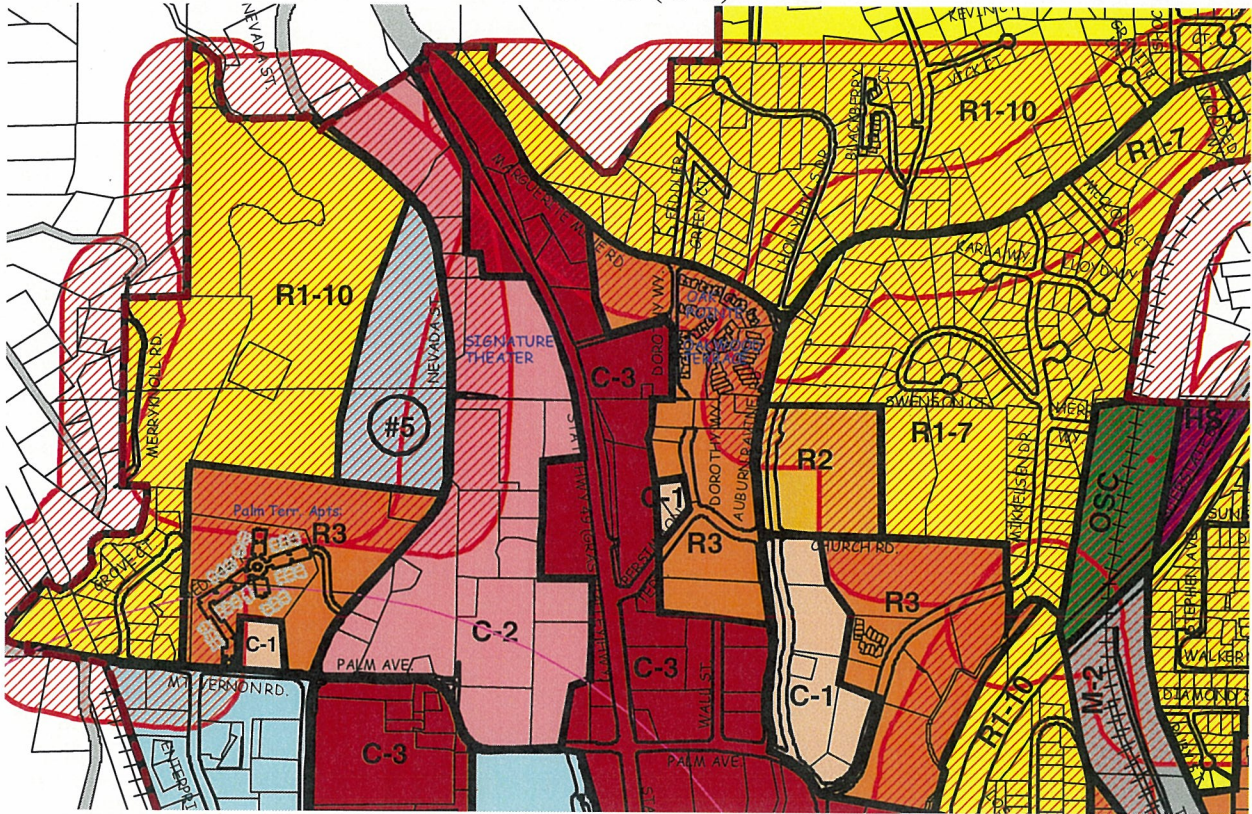
1. The main C-3 zoned area occurs along Hwy 49, extending north from I-80 to Elm Avenue, Palm Avenue, and the City Limits.
2. Largely developed with mix of commercial/retail, offices, restaurants, and automotive/RV dealerships.
3. On or near existing Auburn transit routes.
4. Services typically available.
5. Majority of C-3 zoned areas already developed. Vacant or under-developed areas include:
  - a. South side of Palm Avenue at Auburn Ravine Road.
  - b. Lot on Wall Street
  - c. Auburn Ravine Road opposite Epperle Road
  - d. Two lots on Epperle Road.
  - e. Multiple lots on Sacramento Street at Auburn Folsom Road
6. One of larger zone districts by area (excluding R-1 and OSC zones).
7. Site 1 – Hwy 49 North
  - a. The C-3 area along Hwy 49 north of Palm Avenue.
  - b. Largely developed with offices, retail, restaurants, auto dealerships
  - c. Vacant or under-developed property on Wall Street and Marguerite Mine Road.
  - d. The 300' separation standard from the R-1 zone restricts the northern extent of this area on Marguerite Mine Road.
8. Site 2 – Hwy 49 South
  - a. The C-3 areas south of Palm Avenue to I-80.
  - b. Includes Mixed Use Zone #7 (C-3 and OSC) – E.V. Cain Middle School.
  - c. Includes Eisley's Nursery at Nevada Street and Palm Avenue.
  - d. Largely developed with mix of offices, retail, restaurants, RV dealership, and a nursery.
  - e. A few single-family residences found west of Mixed use Zone #7 and near Sawyer Street in the southern part of the zone. Additional residential and a couple care facilities in the southwestern extension of the zone along Placer Street.
  - f. The 300' separation standard from the R-1 zone restricts portions of the zone, including the majority of the zone from I-80 north to, and including, the Fulweiler/Elm intersection; as well as parts of Elm Plaza and Epperle Lane.



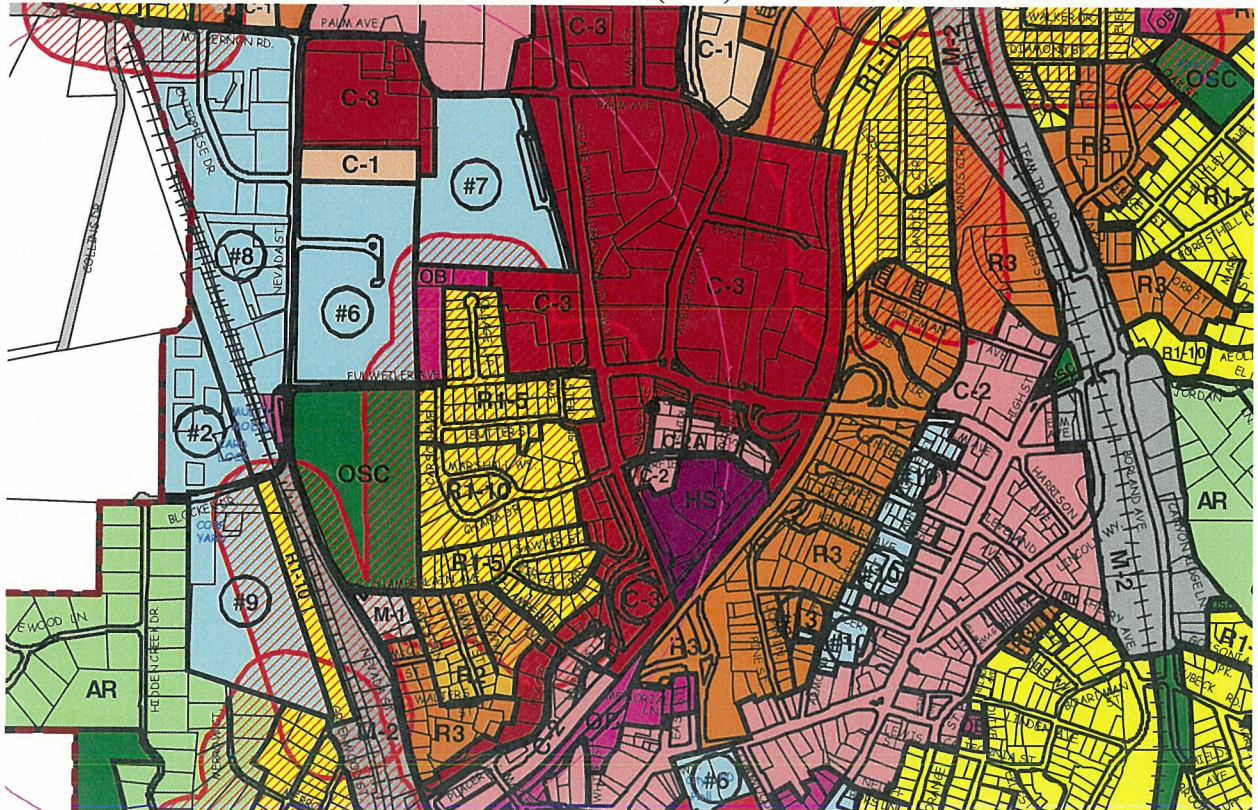
9. Site 3 – East Lincoln Way at Russell Road
  - a. Existing development includes retail and automotive service.
  - b. Vacant land on either side of Russell Road including a former hotel site.
  - c. Situated on the City/County border.
10. Site 4 – Sacramento Street area
  - a. Includes Auburn Folsom Road at Fairgate and Sacramento Street
    - i. Adjacent to County Fairgrounds.
    - ii. Development includes retail, veterinary, car wash
    - iii. Includes multiple vacant lots
  - b. Includes northeast corner Sacramento Street and Pacific Avenue
    - i. Adjacent to R-1 zone.
    - ii. The 300' separation standard from the R-1 zone renders the site unusable.
11. The C-3 zone district provides a sufficient number of adequate sites with minimal conflict from the R-1 zone, and therefore, could meet the requirements of SB 2.



## SITE 1 – REGIONAL COMMERCIAL (C-3)



## SITE 2 – REGIONAL COMMERCIAL (C-3)





The map displays a residential area with several zoning districts and streets. The districts are color-coded: R1-7 (yellow), R2 (orange), R3 (dark orange), C-3 (red), and HS (green). The streets shown include Hill Top Dr., E. Lincoln W., Russell Rd., Pleasant Vista Ln., and others. The map also indicates the location of Auburn Woods and the proposed site for the new elementary school, marked with a red outline and labeled 'C-3'.



**EMERGENCY HOMELESS SHELTER  
ZONE DISTRICT REVIEW**

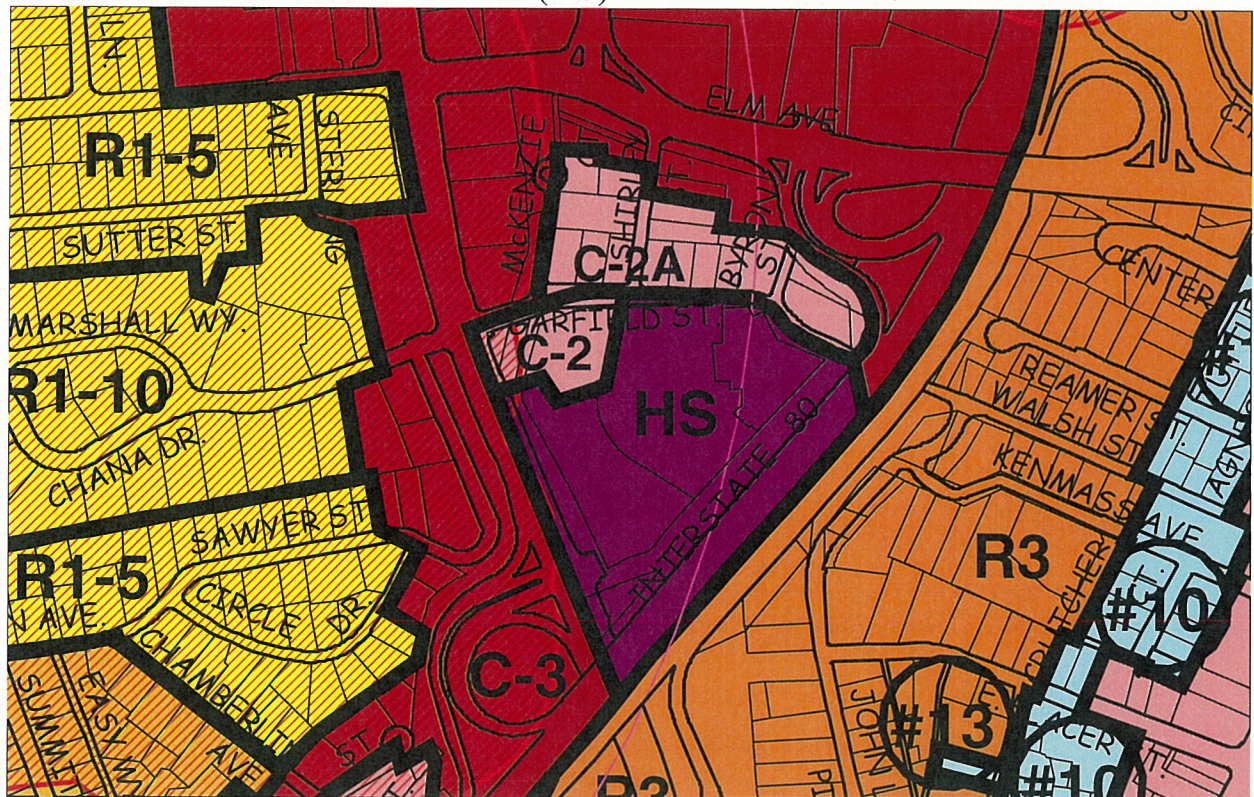
**HIGHWAY SERVICE (HS) DISTRICT**

The Highway Service (HS) district includes two locations in Auburn (see attached maps):

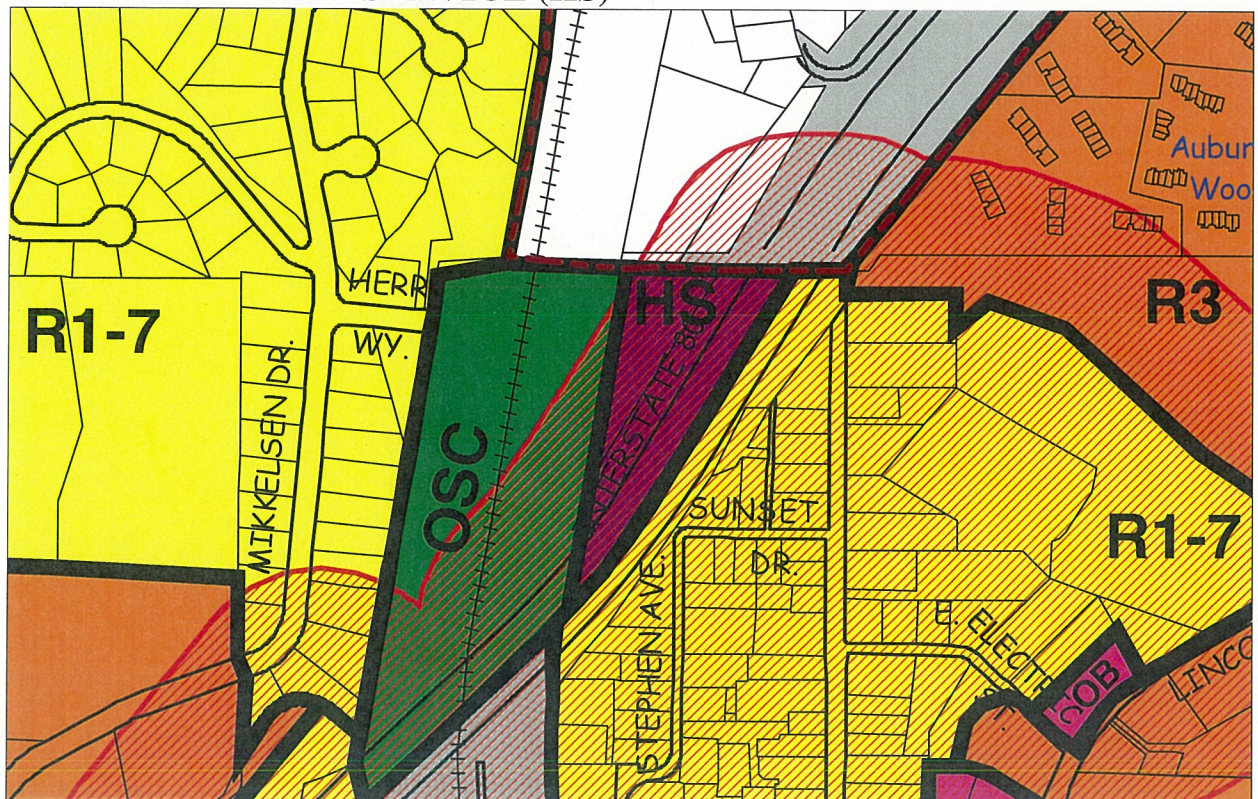
1. Site 1 - Located on north side of Interstate 80 at Hwy 49
  - a. Site is developed with Holiday Inn and the In-N-Out restaurant.
  - b. Near-term conversion of sites unlikely based on current uses.
  - c. Close to services.
2. Site 2 - North of Interstate 80 on Hilltop Drive
  - a. Site is part of an existing outdoor display lot for Sundowner RV in Placer County.
  - b. Application of the 300' separation standard from the R-1 zone renders this site unusable.
  - c. Small triangular-shaped lot; unlikely to support a sufficiently-sized building.
  - d. Poor site access - via the Russell Road overpass and Hilltop Drive; must cross through the existing Sundowner RV parking/display lot.
3. The HS zone district does not provide a sufficient number of adequate sites and would not be consistent with the requirements of SB 2.



# **SITE 1 – HIGHWAY SERVICE (HS)**



# **SITE 2 – HIGHWAY SERVICE (HS)**





## EMERGENCY HOMELESS SHELTER ZONE DISTRICT REVIEW

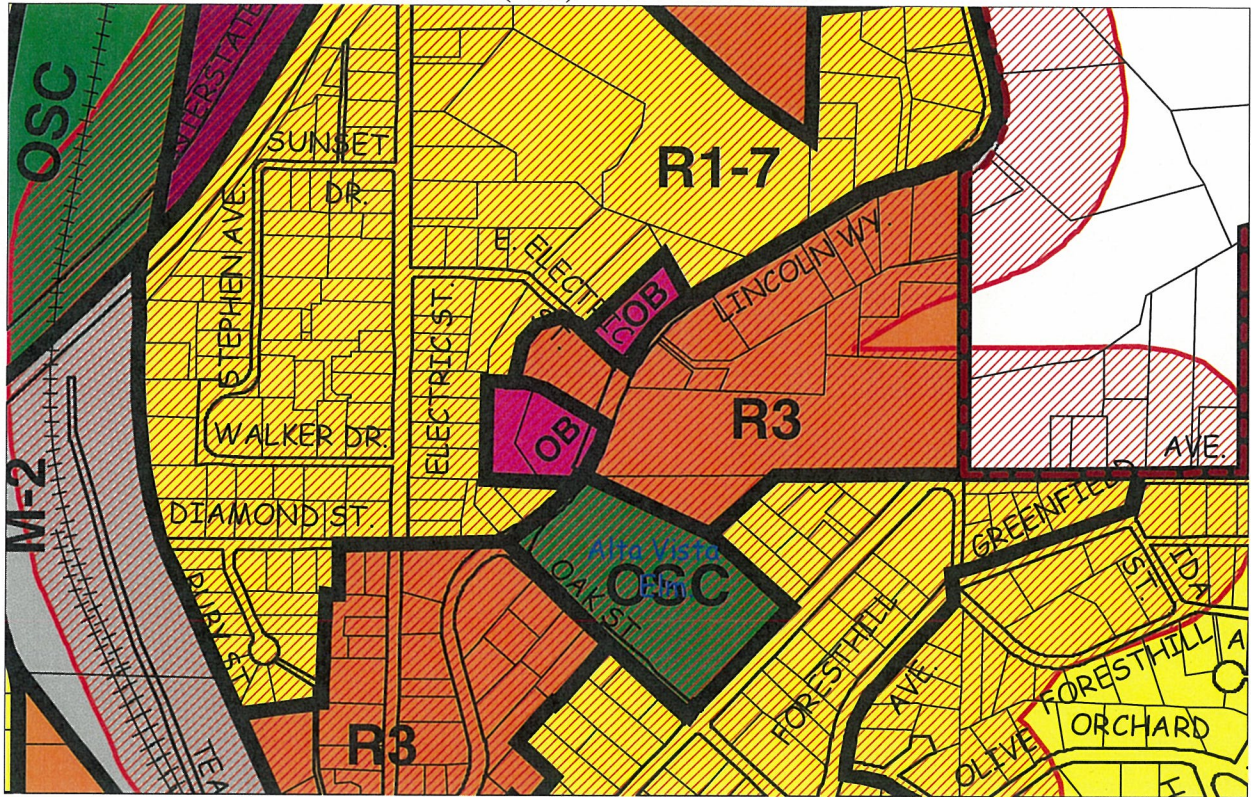
### OFFICE BUILDING (OB) DISTRICT

The Office Building (OB) district has several locations throughout Auburn. Provided below are the factors associated with the OB zone:

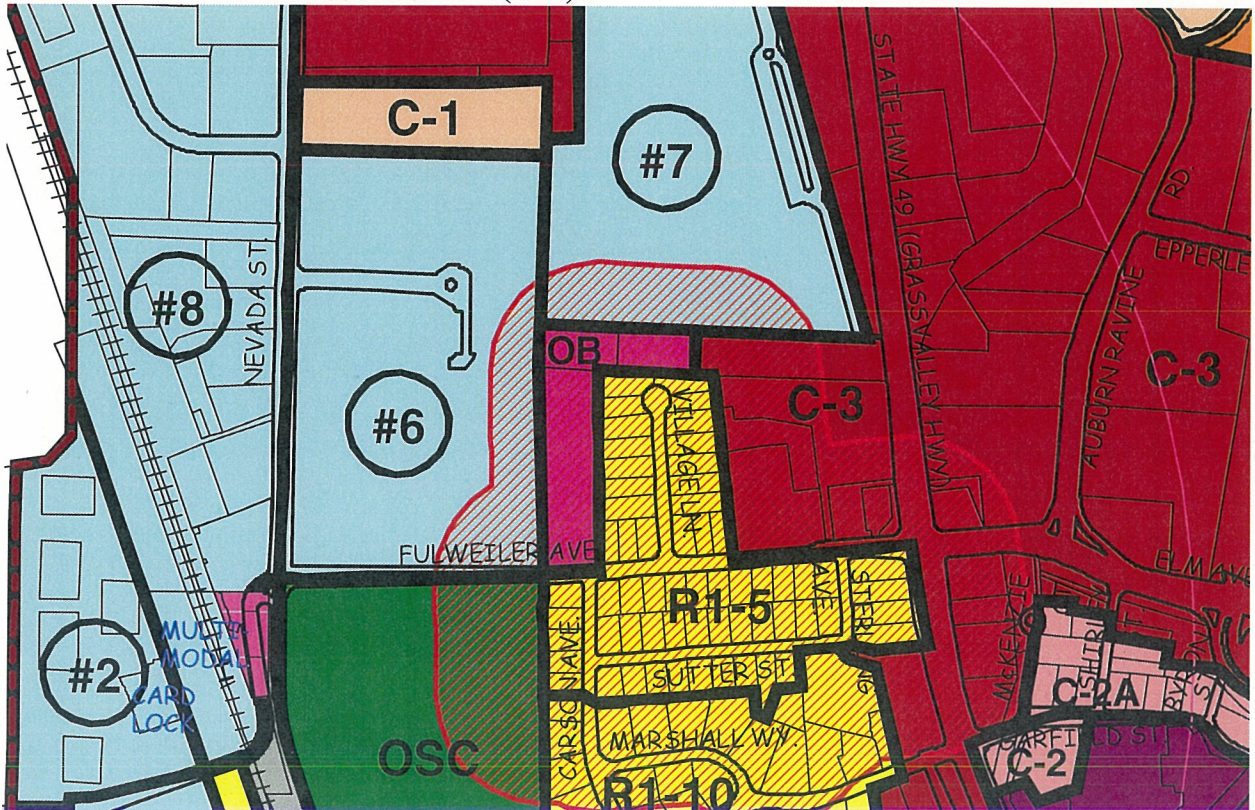
1. Site 1 – Lincoln Way near Electric Street
  - a. Two small areas; both are developed with existing offices
  - b. Located across from former Alta Vista soccer field.
  - c. The 300' separation standard from the R-1 zone renders these sites unusable.
2. Site 2 – North of Fulweiler Avenue; east of Placer County offices.
  - a. Site is adjacent the E.V. Cain Middle School.
  - b. Located near multi-modal station.
  - c. The 300' separation standard from the R-1 zone renders these sites unusable.
3. Site 3 – Downtown area.
  - a. Includes Mixed-Use Zone #10 between C-2 and R-3 zone districts.
    - i. Site is mixed use zone - OB/R-3
    - ii. Transition area between C-2 and R3 zones.
    - iii. Area includes multiple smaller lots.
    - iv. Lots largely developed with residences or smaller offices/businesses.
    - v. Individual lots typically too small for development of a shelter.
  - b. Includes two small OB areas and one Mixed-Use Zone #10 east of Park Preserve.
    - i. Near Placer High School.
    - ii. Developed with mix of office, single-family, and multi-family dwellings.
    - iii. The 300' separation standard from the R-1 zone renders these sites unusable.
4. Site 4 – Old Town area.
  - a. OB area north of City Hall
    - i. Include I-80; Veteran's Hall, a couple small office buildings, and one house.
  - b. Includes OB area and mixed use Zone #10 on High St southwest of Park Preserve.
    - i. Near Placer High School and County fairgrounds
    - ii. Developed with mix of office, single-family, and multiple-family dwellings.
  - c. Includes single lot in Old Town, west of Sacramento Street.
    - i. Lot too small for a shelter.
    - ii. The 300' separation standard from the R-1 zone renders these sites unusable.
5. Site 5 – Includes office complex on Auburn Folsom Rd, west of Sacramento Street.
  - a. The 300' separation standard from the R-1 zone restricts the northern part of this site.
6. Site 6 – South side of Indian Hill Road
  - a. Site developed with the Indian Hill Office project.
  - b. Adjacent to the R-1 zone district
  - c. The 300' separation standard from the R-1 zone renders the site unusable.
7. The OB zone district provides a sufficient number of adequate sites with little conflict from the R-1 zone, and therefore, could meet the requirements of SB 2.



## SITE 1 - OFFICE BUILDING (OB)

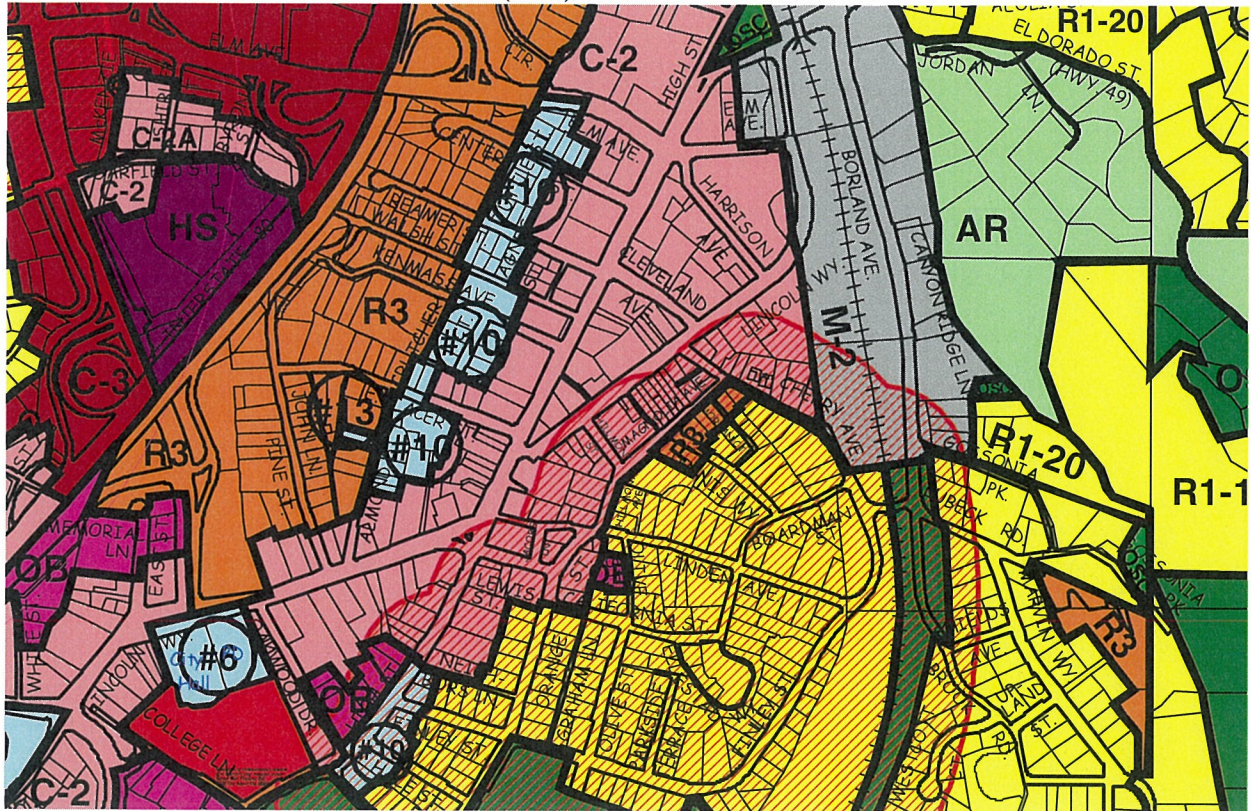


## SITE 2 - OFFICE BUILDING (OB)

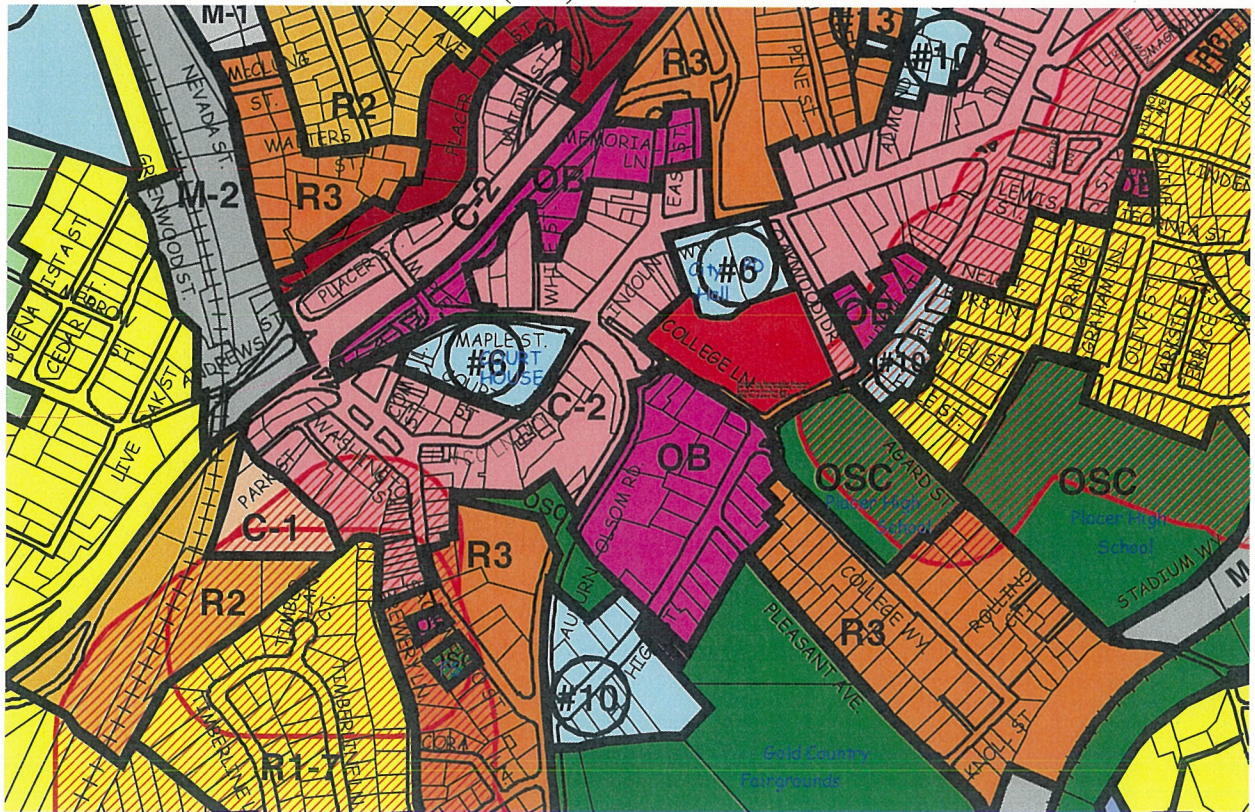




### SITE 3 - OFFICE BUILDING (OB)

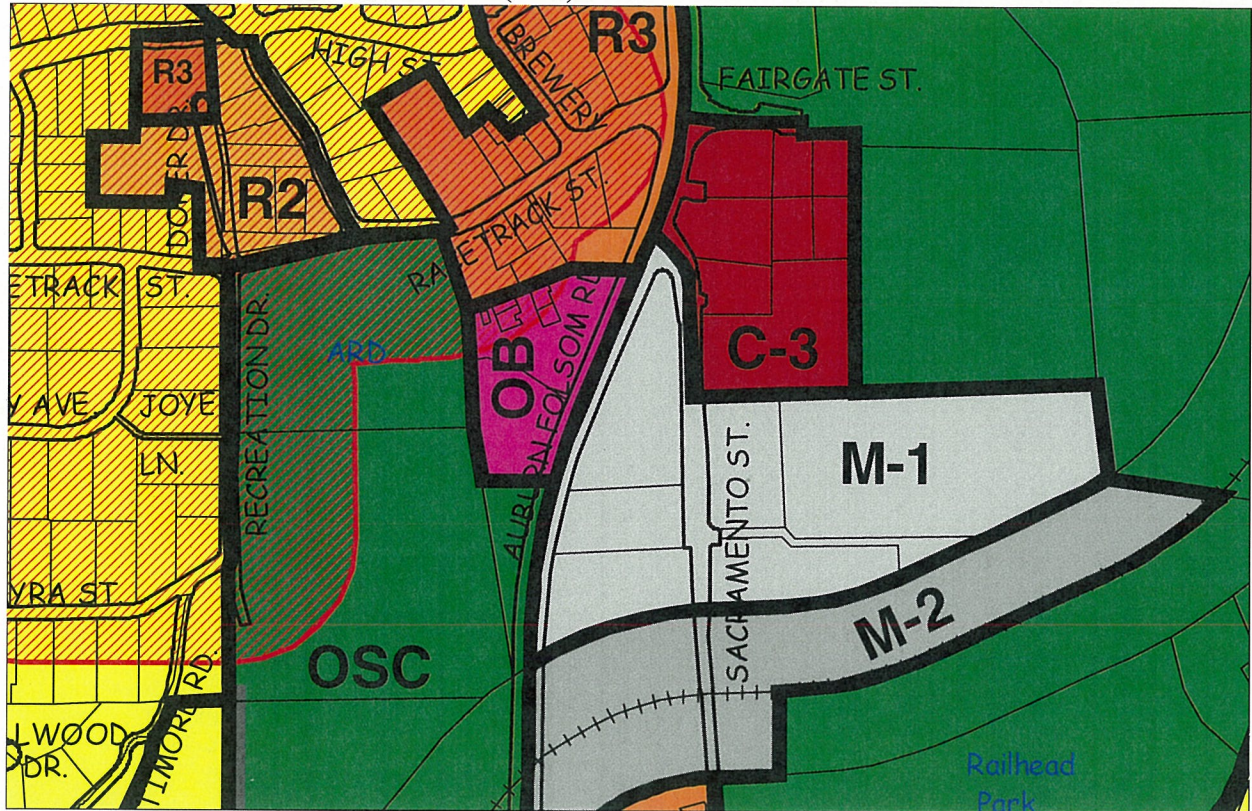


### SITE 4 - OFFICE BUILDING (OB)

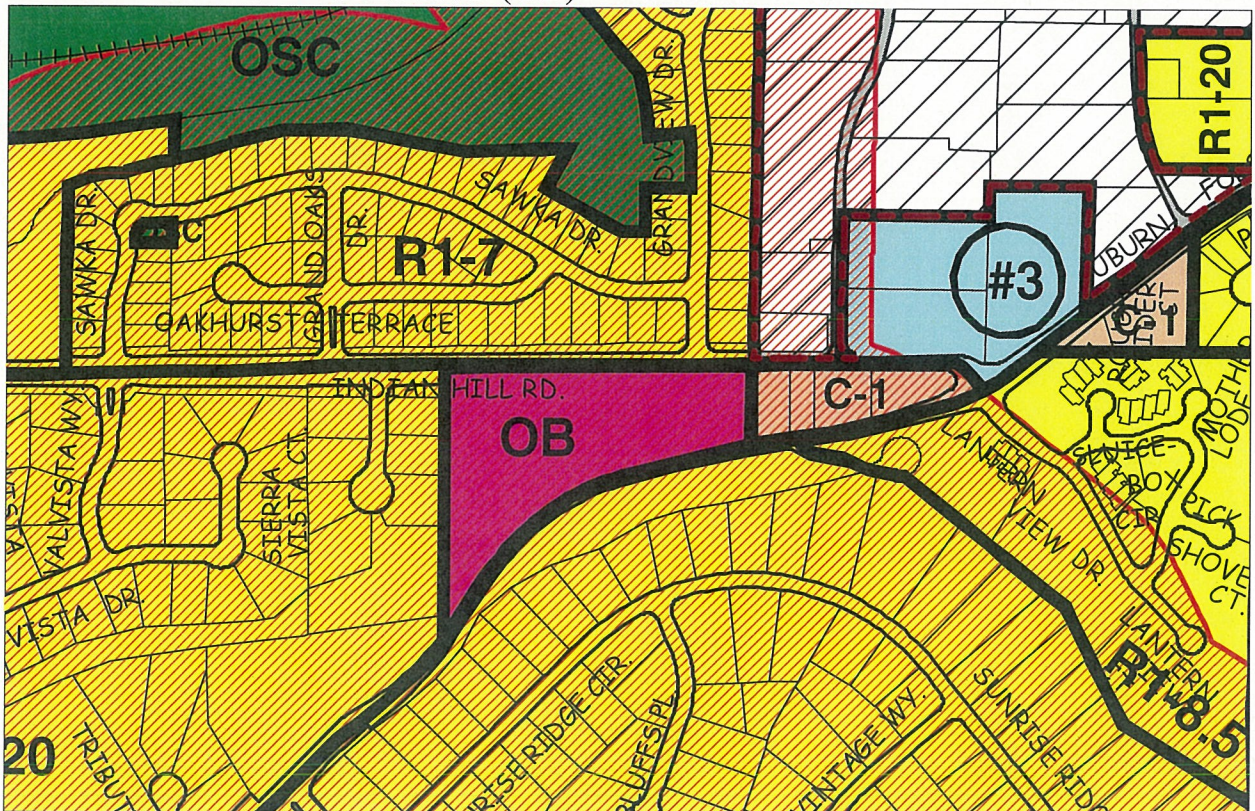




## SITE 5 - OFFICE BUILDING (OB)



## SITE 6 - OFFICE BUILDING (OB)





**EMERGENCY HOMELESS SHELTER  
ZONE DISTRICT REVIEW**

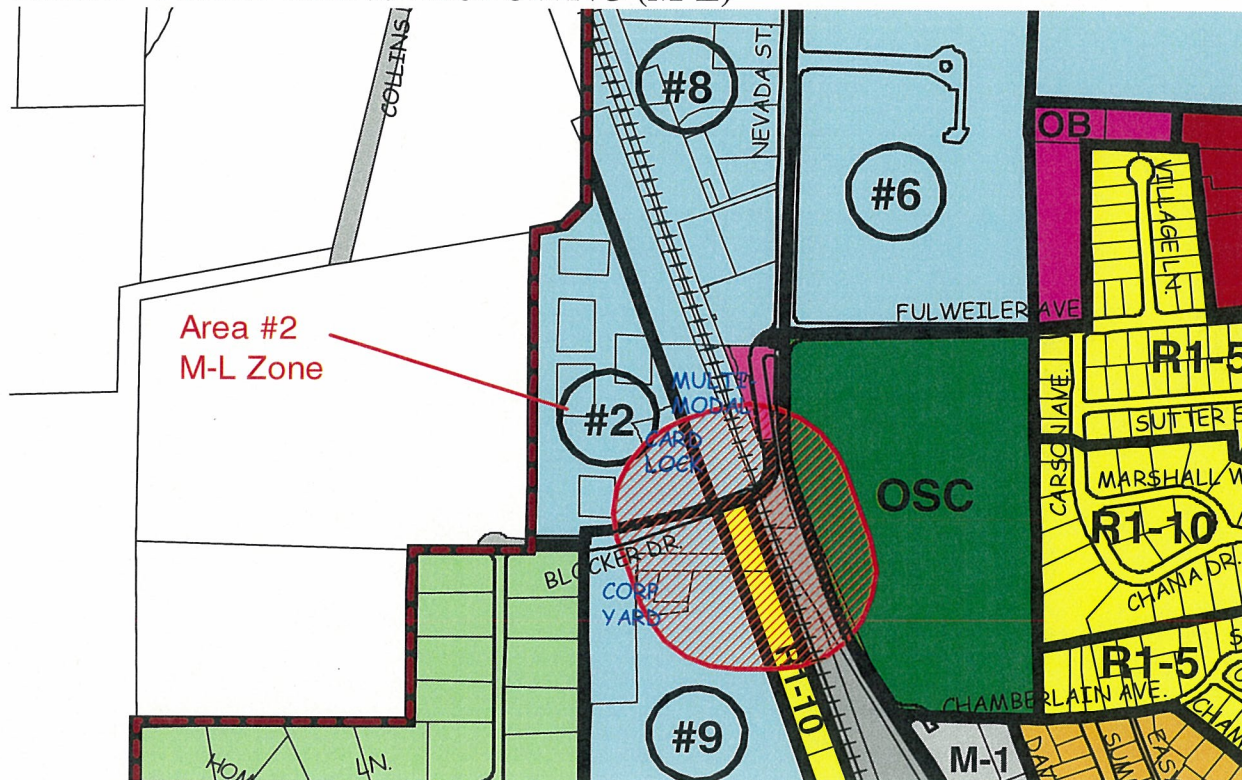
**LIGHT MANUFACTURING (M-L) DISTRICT**

The Light Manufacturing (M-L) district includes two locations in Auburn (see attached maps):

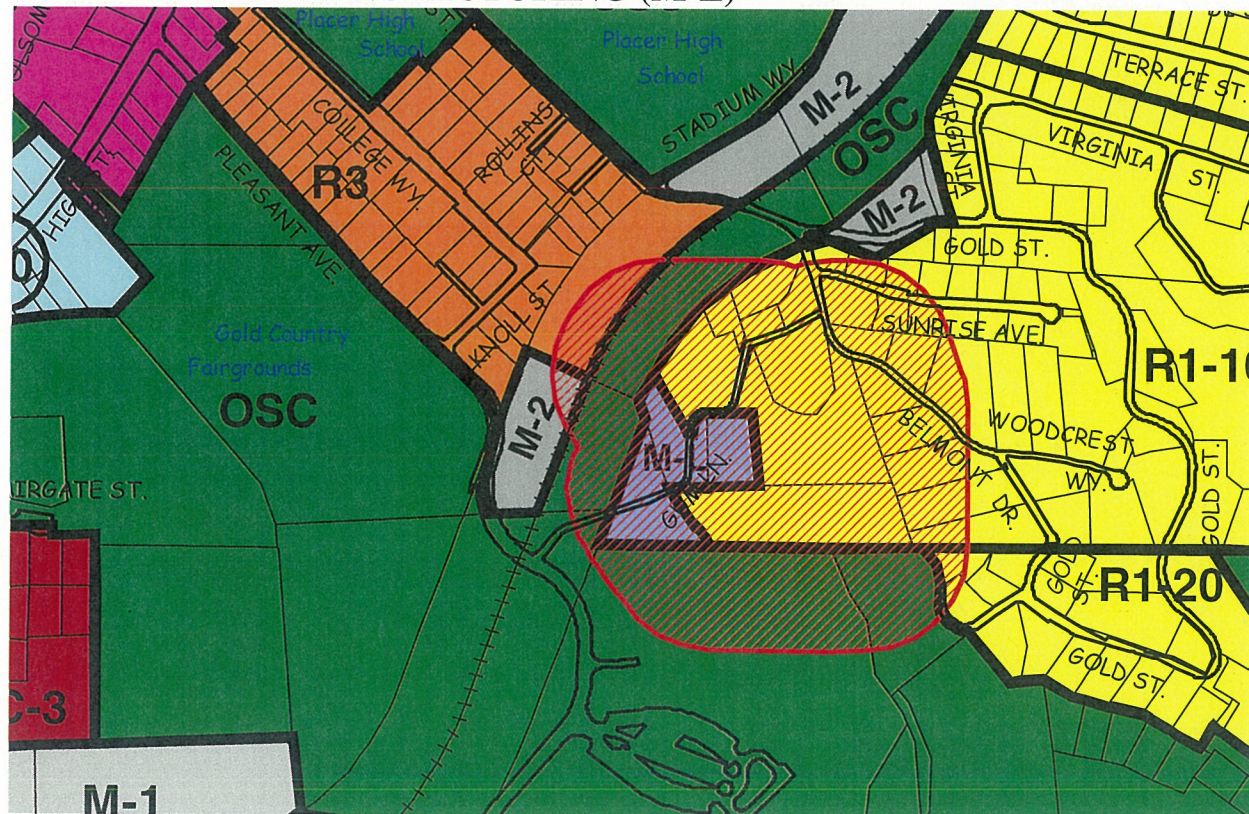
1. Site 1 - Located on Blocker Drive, west of the multi-modal station
  - a. Site is largely developed with the Creekside Center office park.
  - b. Close to the multi-modal station.
  - c. One existing building and one potential building pad would be eliminated from consideration when applying the 300' separation to properties in the Single-family Residential (R-1) zone.
  - d. Located north of the Hidden Creek subdivision.
2. Site 2 - Located on Gum Lane north of the Skate Park
  - a. Located  $\pm$ 450' north of the Skate Park.
  - b. The 300' separation standard from the R-1 zone renders these sites unusable.
  - c. Not situated near transit or services.
  - d. Site and area lacks sidewalks.
3. The M-L zone district does not provide a sufficient number of adequate sites and would not be consistent with the requirements of SB 2.



## SITE 1 - LIGHT MANUFACTURING (M-L)



## SITE 2 - LIGHT MANUFACTURING (M-L)





## EMERGENCY HOMELESS SHELTER ZONE DISTRICT REVIEW

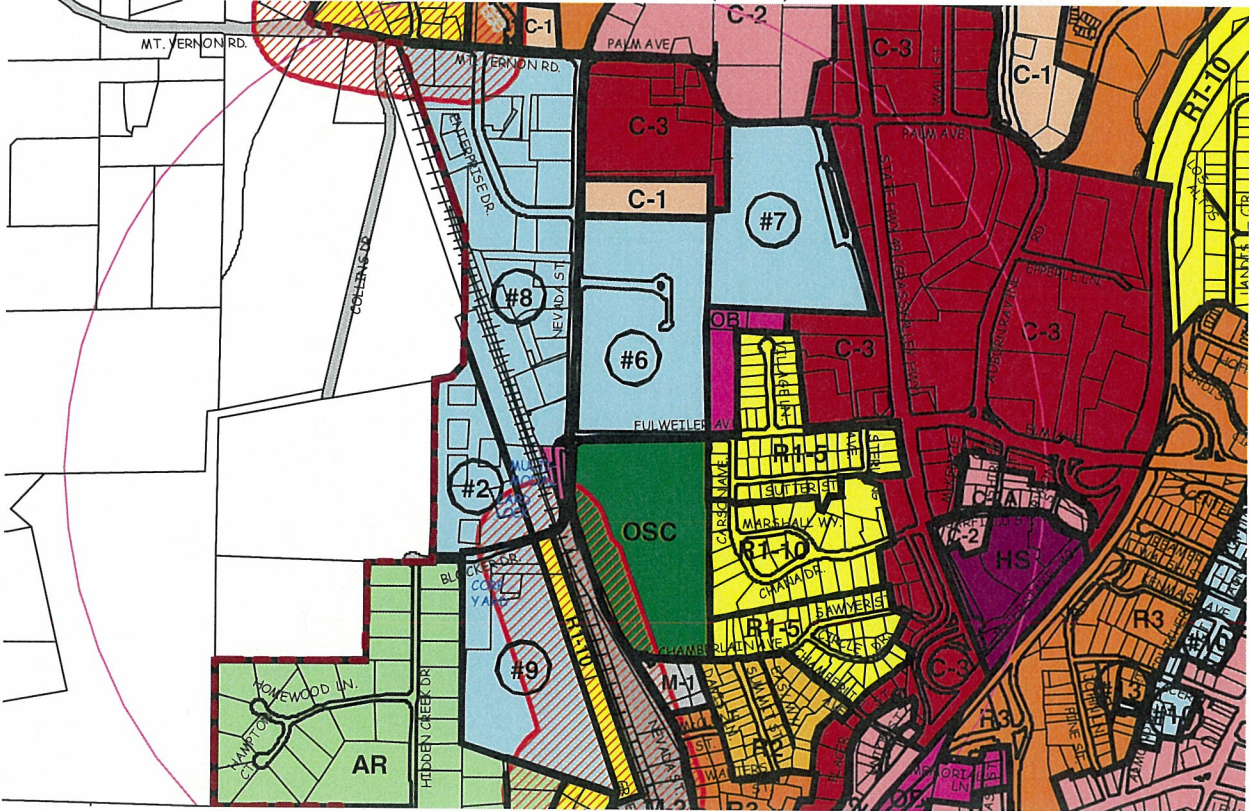
### INDUSTRIAL PARK (M-1) DISTRICT

The Industrial Park (M-1) district includes two locations in Auburn (see attached maps):

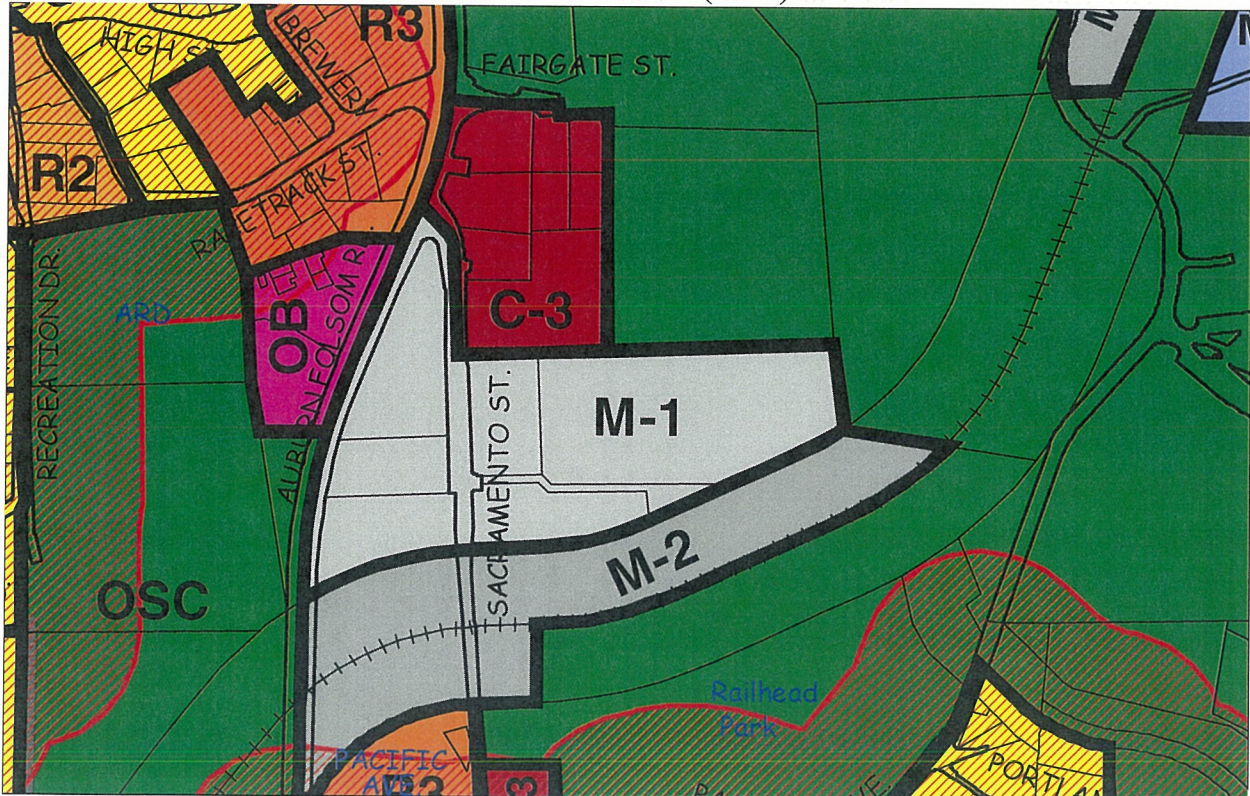
1. Site 1 – Nevada Street and Blocker Drive
  - a. Includes Mixed-Use Zone #8 (M-1/C-1); west side of Nevada Street
    - i. Largely developed with mix of offices, retail, restaurants, automotive services, storage, and a few residential units.
    - ii. The 300' separation standard from the R-1 zone restricts several lots at the northern limits of the zone unusable.
    - iii. Located near multi-modal station.
  - b. Includes Mixed-Use Zone #9 (M-1/R1-10/OSC); on Blocker Drive
    - i. Former AUDA lot south of multi-modal park-and-ride lot.
    - ii. Adjacent to multi-modal station.
    - iii. Vacant site.
    - iv. The 300' separation standard from the R-1 zone renders the site unusable.
2. Site 2 – Sacramento Street
  - a. Developed with mix of industrial and office uses
  - b. On the Auburn transit route.
3. The M-1 zone district provides a sufficient number of adequate sites with little conflict from the R-1 zone, and therefore, could meet the requirements of SB 2.



## SITE 1 – INDUSTRIAL PARK DISTRICT (M-1)

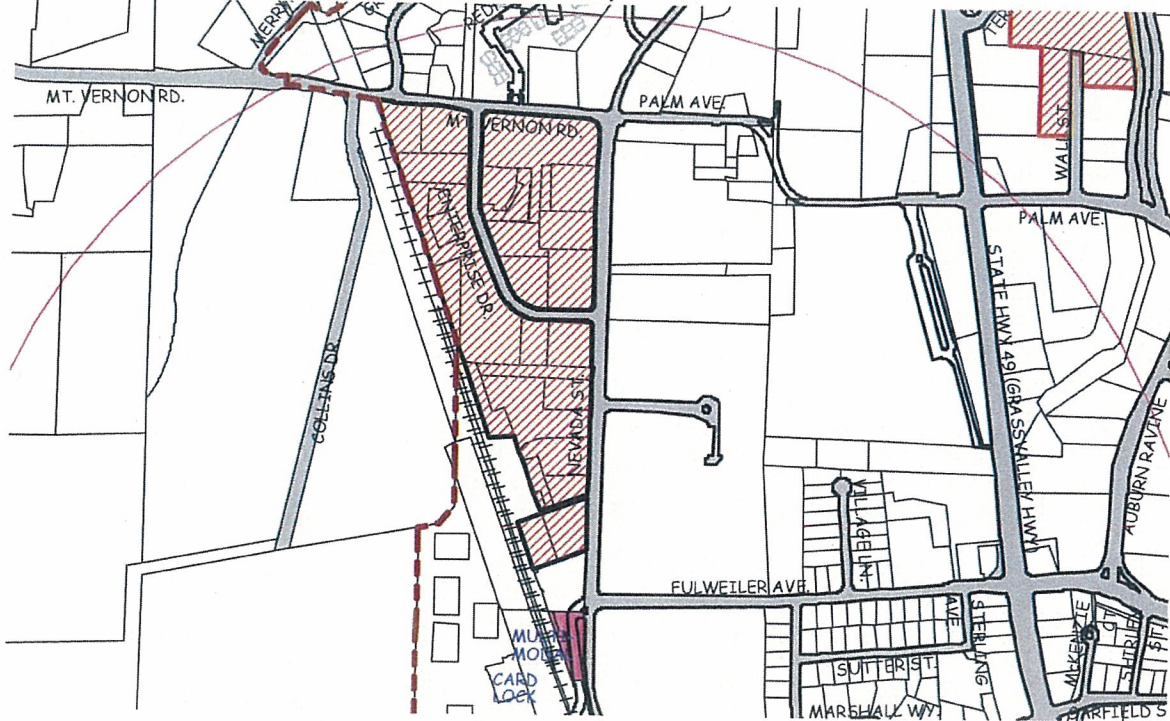


## SITE 2 - INDUSTRIAL PARK DISTRICT (M-1)

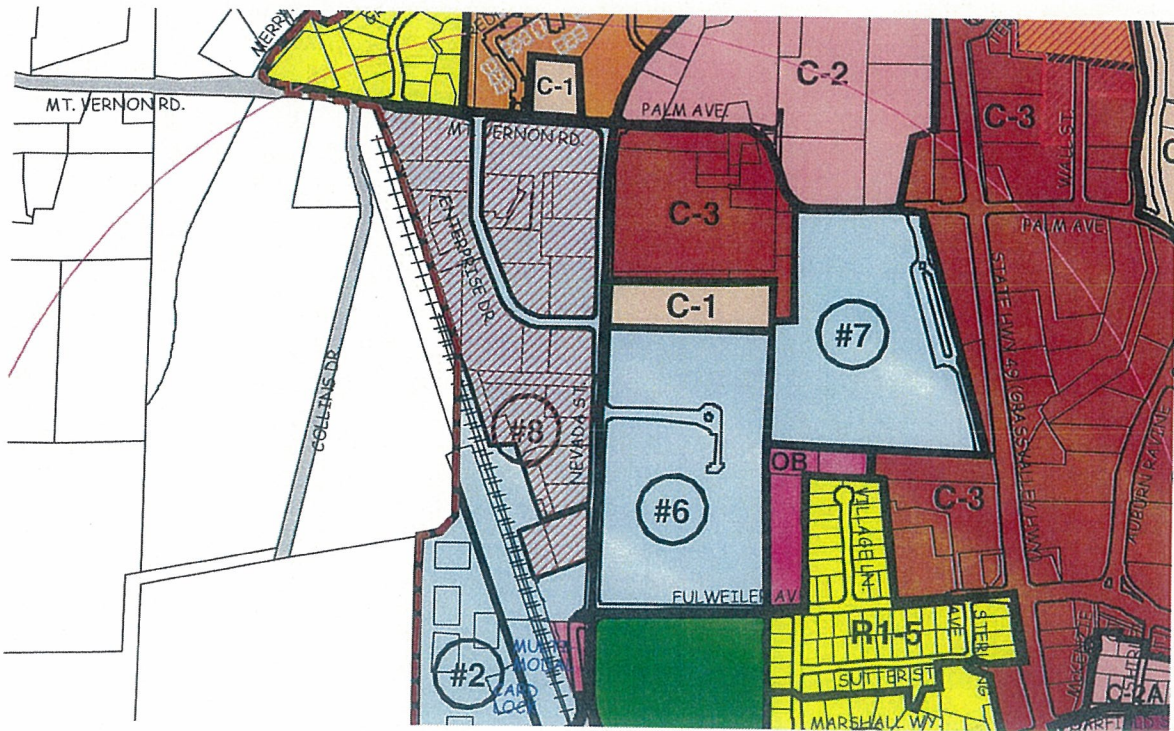




Ordinance Amendment to create Emergency Shelter (ES) Overlay  
 Rezone  
 Environmental/CEQA  
 Notice property owners of parcels  
 Notice property owners 500 feet surrounding parcels  
 Public hearings before Planning Commission and City Council

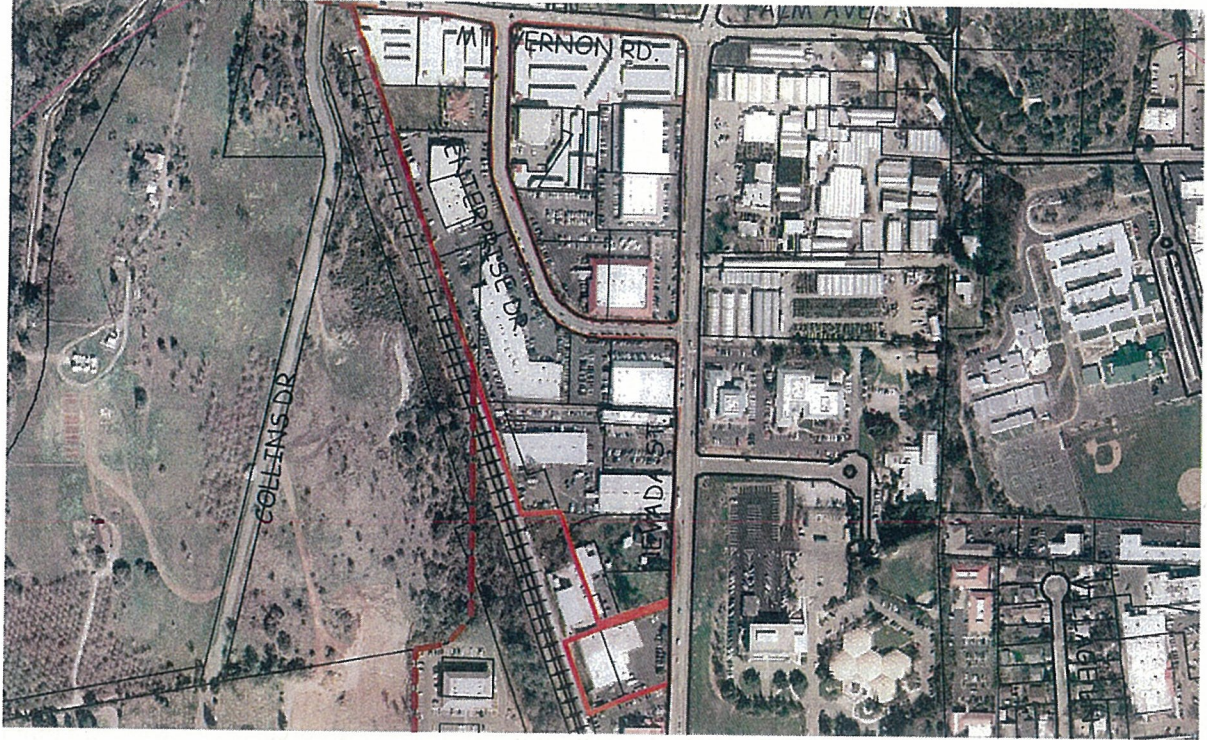


Zoned M-1/C-1



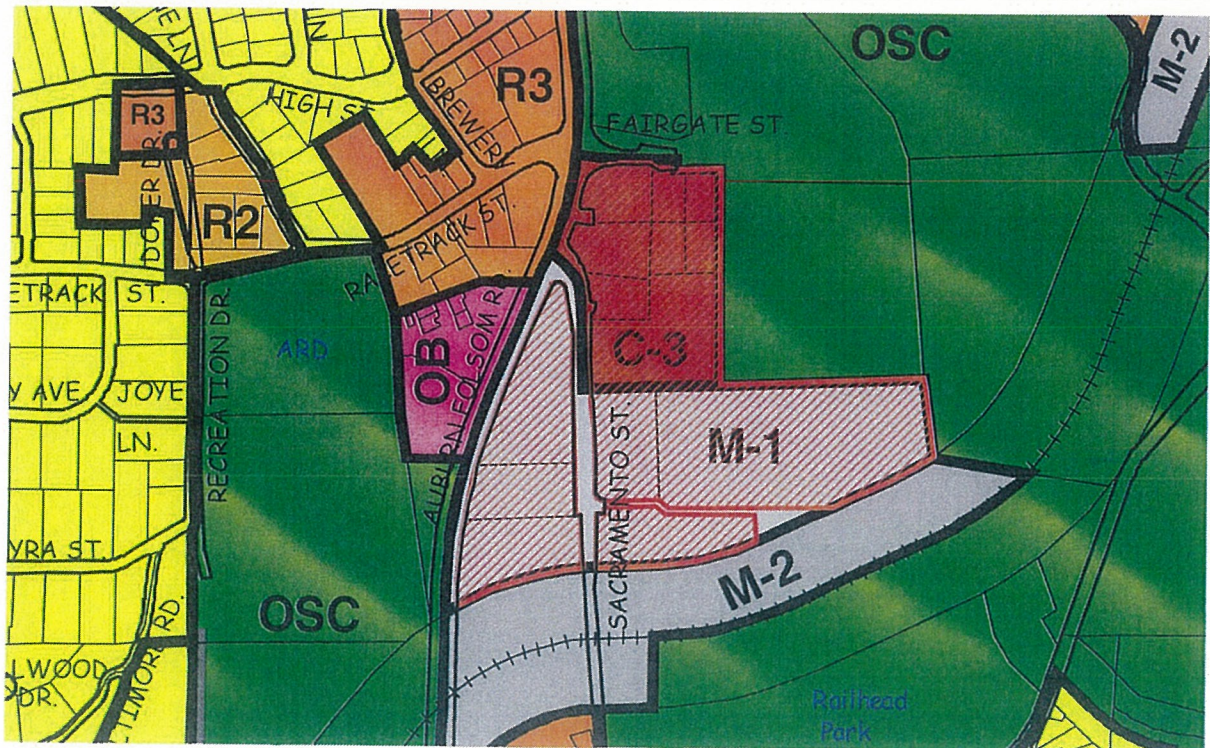
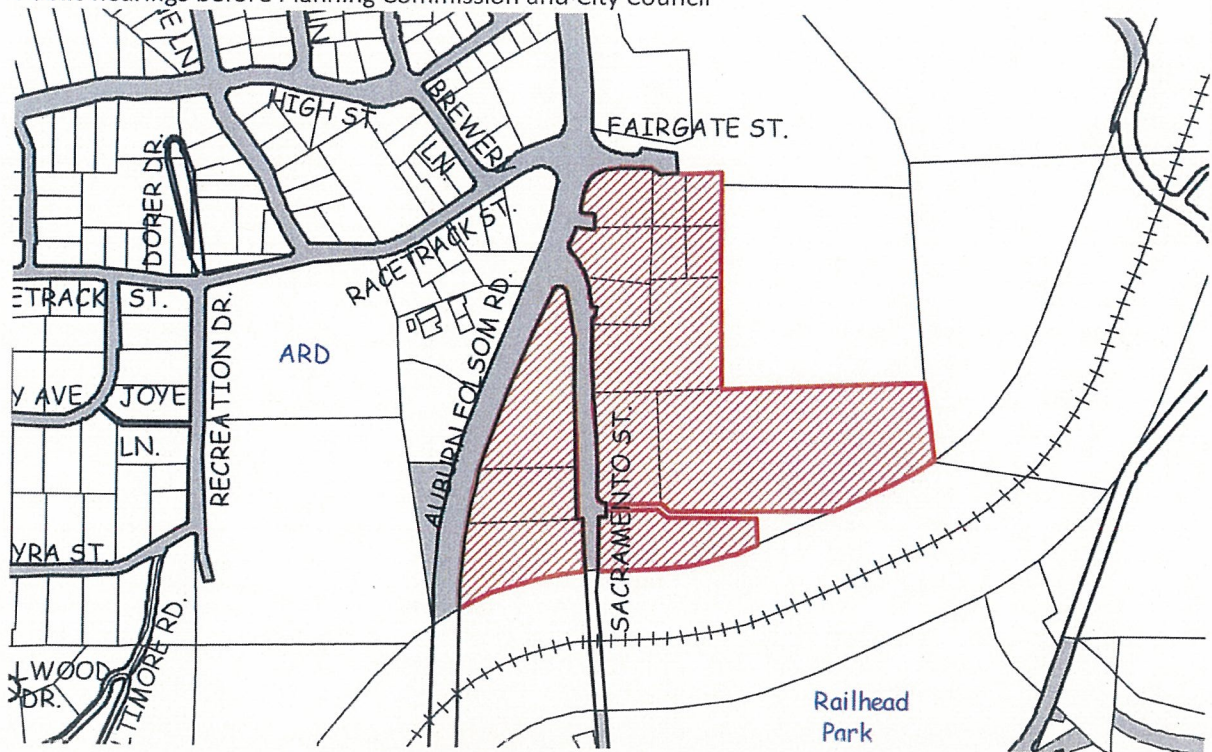


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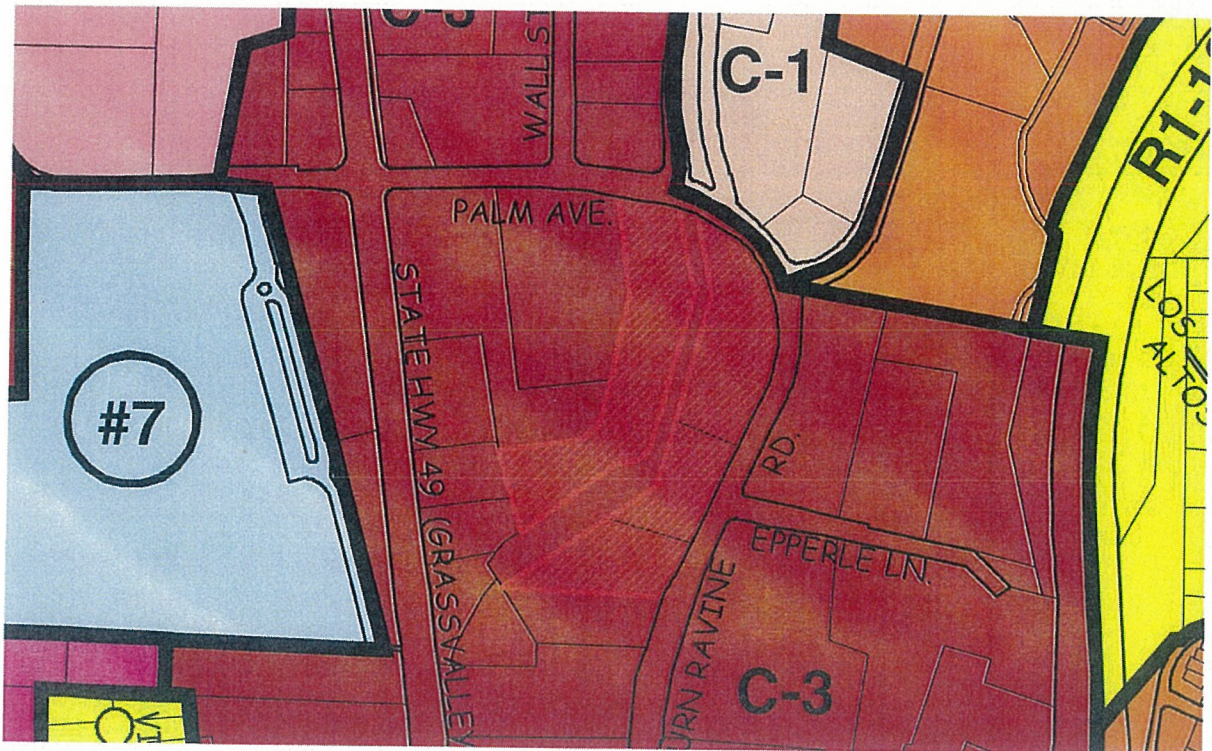


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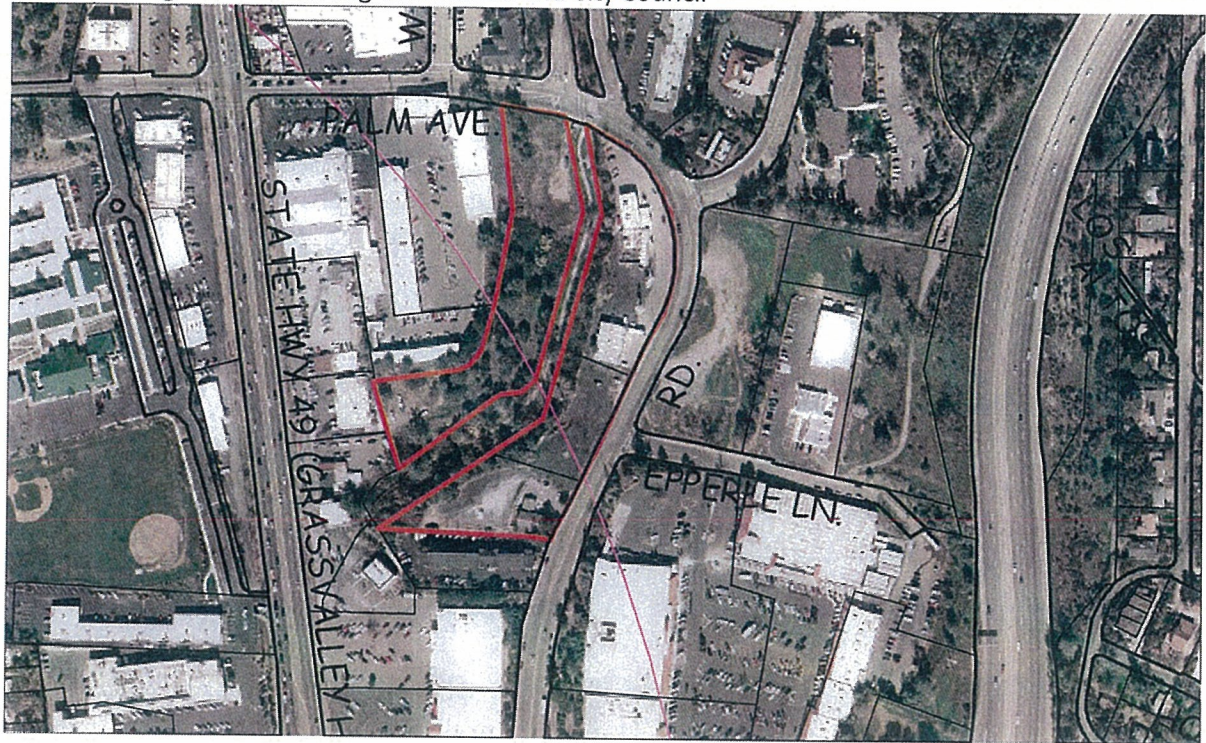


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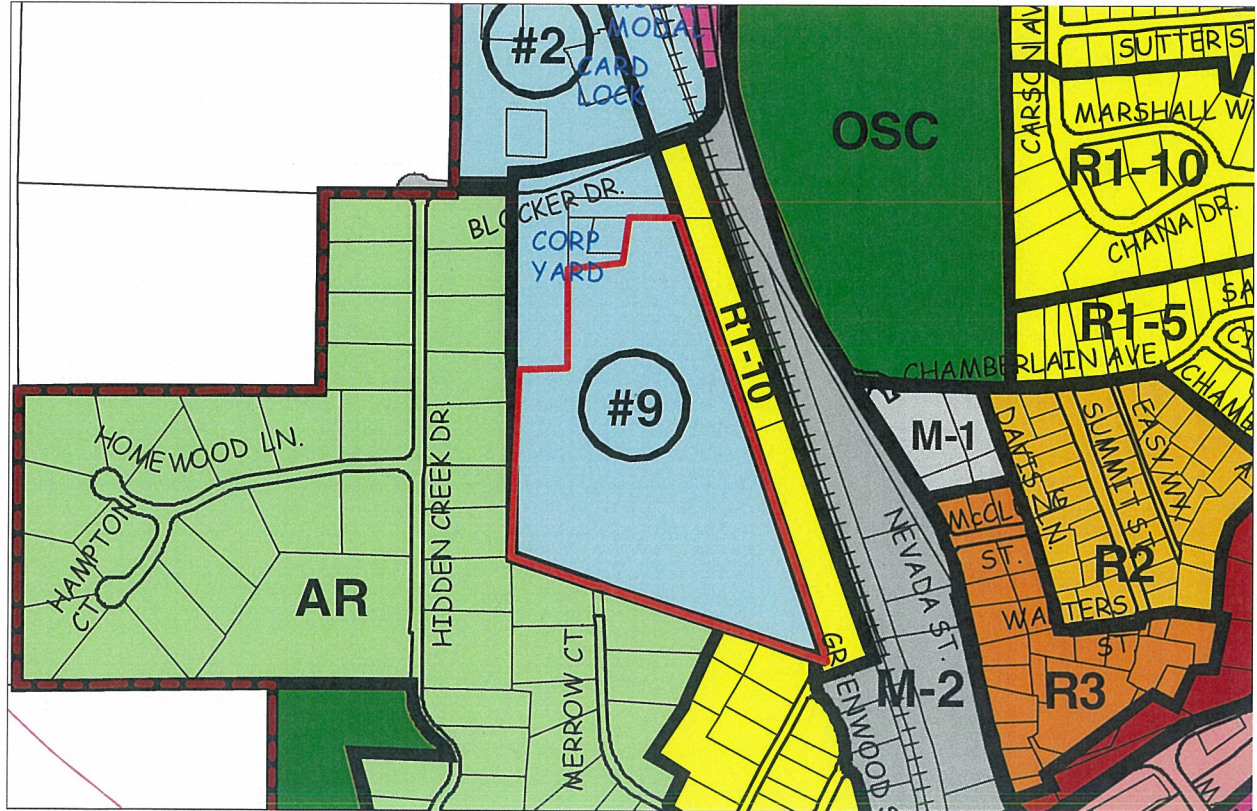


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Notice property owners 500 feet surrounding parcels  
Public hearings before Planning Commission and City Council





# BLOCKER DRIVE PROPERTY





**Reg Murray**

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**From:** Richard Fong <kingchuckfong@sbcglobal.net>  
**Sent:** Monday, July 29, 2013 6:16 PM  
**To:** Will Wong  
**Cc:** Reg Murray  
**Subject:** Homeless Shelter for The City of Auburn

Dear Will:

It is my understanding that this evening, Monday July 29, 2013 the council is conducting a "tour" of the City of Auburn in an effort to locate a suitable designated area for a homeless shelter as required by the State of California.

This letter shall serve as my objection to the City Council and Community Development Department of the City of Auburn for any proposals to designate or locate the homeless shelter in the Borland Avenue area.

As you are aware, I have a tentative map approved for six (6) residential acreage lots and single family homes at 135 - 143 Borland Avenue, Auburn. Locating a homeless shelter nearby would greatly detract from the residential neighborhood in the future. Designating such would severely contrast all efforts to complete a nice residential subdivision as previously approved by the City in prior years.

For these reasons, I object to any consideration by the City to use Borland Avenue and nearby locations as the designated location for the homeless shelter.

Thank you.

Richard Fong  
12110 Herdal Drive  
Auburn, CA 95603  
530-885-7282  
530-906-7129 cell  
[kingchuckfong@sbcglobal.net](mailto:kingchuckfong@sbcglobal.net)



**Reg Murray**

**From:** Rosanne McHenry <rosanne54@sbcglobal.net>  
**Sent:** Wednesday, July 31, 2013 7:09 PM  
**To:** Reg Murray  
**Subject:** Protest Regarding the Homeless Shelter Zoning Overlay

Dear Reg - please make sure this protest is registered with the City Council and put in with the agenda for the August 12 meeting:

### **Homeless Zoning Issue Protest**

I attended the bus tour On July 29, to look at proposed sites for homeless shelter zoning. The City Council states that there has been a 20% increase in the homeless in the past few years. They gave a number of 520+ homeless.

What is this number based on? City Council refers to a recent census, but again, what population? Where are these people coming from? Loomis? Roseville? Rocklin? The Bay Area? Out of State? Are they local or imported on buses?

The Gathering Inn brings homeless people in to churches in the South Placer area. I believe this is an artificial homeless population, and that it is not from the Auburn area.

Gathering Inn Executive Director Suzi De Fossett said that all people entering a shelter have to show a Placer Co ID.

How difficult is it to get a local ID? Do people simply go to DMV and register as a Placer County Resident? How long do they have to live here to qualify as a 'resident'?

De Fossett said they can stay at the shelter up to 6 months, and that they have to follow rules of no smoking, no drinking or drugs at the shelter. Who is covering this cost? Are they given income-earning jobs while they are staying at the shelter? Is there any accountability for them to work and contribute to the community? If the Gathering Inn is already providing homeless services, *then why is a homeless shelter needed?*

Who will manage homeless peoples' behavior outside the shelter... while they are on the streets? Some of them are alcohol and drug addicts. It is impossible to control the behavior of people who will come to a shelter. Some of them may be decent people who are simply out of work, but how many of them will be income-earning community residents now... or in 6 months from now?

To get a sense of how a homeless shelter will impact Auburn, go and visit the Alkali Flat neighborhood in Sacramento to see 'career' homeless populations roaming the streets, pushing stolen shopping carts, sitting and sleeping on the streets, littering the sidewalks, panhandling, urinating in public, drug dealing, building open fires in trash cans, etc. Do we want to see Auburn transformed into a blighted area too?

City Council members said that this is just a zoning overlay issue, not a proposal for construction of a homeless shelter. If an area is granted a zoning overlay, this means that the existing zoning would remain the same, but that the zoning overlay would permit an entity to develop a shelter **by right**.

This is alarming because it means that someone could legally come in and develop a homeless shelter by right of the existing zoning overlay. What is to stop this from happening? How many areas will be zoned for



homeless shelter development? Could all of the proposed sites become subject to a zoning overlay? If one site is approved, will all of them be? This is of tremendous concern.

This entire situation is unacceptable. The City of Auburn is not large enough to handle a homeless shelter within the existing city limits.

City Council said that October 31 is the deadline for submission of a zoning overlay plan in order to meet legal requirements to identify a zone or zones.

Two of the proposed sites for zoned homeless shelter are particularly alarming, although none of them are acceptable:

Borland Ave : This is right near the heart of downtown Auburn , near Placer High School , right next to heritage home communities in the downtown and Lincoln Way area. Do we want to see drug and alcohol addicts wandering around the heart of downtown Auburn ? Destroying the fabric of a Main Street community we have worked so hard to rebuild?

There are already two halfway houses in this area, one on Lincoln Way and one on Foresthill Ave. Residents from these facilities walk through the surrounding neighborhood (which is included in the proposed Borland site) on a daily basis. These residents are intimidating. The house on Foresthill Ave is a blight to the neighborhood. Do we want to compound this issue by increasing the local homeless population?

Auburn Ravine: there are two proposed sites here. These are both very near the downtown area, close to homes and many established businesses that would be negatively impacted by this. As above, do we want to see a homeless shelter in this area?

I have worked at many homeless facilities. I support helping people who want to help themselves. But they should contribute to the community too.

I support our community that we have all worked so hard to build. My concern is for what will happen to Auburn if we allow zoning for a shelter in town, especially in the heart of town, where it doesn't belong. I don't agree with the supposed urgency of this issue. Who is making it an issue? If the law requiring zoning was created in 2007, why is it suddenly an issue now? We need more time to consider our options and come up with a solution that is acceptable for our town, and for the taxpayers and merchants who support our town. What good is housing and grant money if our community is irreparably changed into a blighted area? Can the city annex a part of the DeWitt Center and zone for a shelter there? What about the airport site? These sites are away from homes, schools and downtown. OR apply for an extension to the application of this law, which has been in place since 2007. This law was not designed for smaller cities like Auburn. **There has to be a better solution.**

**R. McHenry**  
**Auburn Resident**



1 August 2013

City Planning  
Attn: Ray Murray

Just to let you know, I revisited all the sites that were reviewed on Monday for re-siting for the "unhoused".

For what it may be worth, I would choose the site on Auburn Laume Rd (opposite the big statues) -

Sarah (Sally) Ough  
1350 Rapids Ct.  
Auburn 95608

530-878-8103

sa.ough@gmail.com

RECEIVED

AUG 02 2013

COMMUNITY DEVELOPMENT  
CITY OF AUBURN